Karen Johnson Davidson County
Batch# 1007960 DEEDWARR
05/26/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,167.35
20230526-0039700

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-23-1574

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of May, 2023

Notary Public

Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I, a Delaware statutory Trust 410 N. Scottsdale Rd., Ste 1600 Tempe, AZ 85281	Opendoor Property Trust I, a Delaware statutory Trust 410 N. Scottsdale Rd., Ste 1600 Tempe, AZ 85281	053-06-0B-018-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jude Jeremiah Mena, Jr., and Megan Mena, as Husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Opendoor Property Trust I, a Delaware statutory Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Waterford, Phase 2 of record in Plat Book 7900, Page 412 and 413, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jude J. Mena by Warranty deed from Jill E. Nelson, unmarried of record in Instrument No. 20150317-0022739 Register's Office for Davidson County, Tennessee, dated February 25, 2015 and recorded on March 17, 2015. (Value of consideration shown in aforementioned deed $125,000.00.) The said Jude J. Mena died intestate on or about July 31, 2017, his estate being administered through Davidson County Probate Court, Docket No. 17P1804. Reference is made to the Affidavit(s) of Heirship regarding Jude J. Mena recorded in Instrument No. 20181207-0119557 and Instrument No. 20181207-0119558, in the Register's Office for Davidson County, Tennessee.

Megan Mena, wife of Jude Jeremiah Mena, Jr., hereby joins in this conveyance for the purpose of conveying any and all right, title and interest she may have in the subject property by reason of her marital status, or otherwise.

Being the same property conveyed to Jude Jeremiah Mena, Jr., a single man by Quitclaim deed from Jude Jeremiah Mena, Jr. and Kaley Rose Mena and Jackson Glen Mena of record in Instrument No. 20200528-0055108 Register's Office for Davidson County, Tennessee, dated April 17, 2020 and recorded on May 28, 2020. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2228 Riverway Drive, Old Hickory, TN 37138
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of May, 2023.

Jude Jeremiah Mena, Jr.

Jude Jeremiah Mena, Jr.

Megan R Mena

Megan Mena

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jude Jeremiah Mena, Jr. and Megan Mena** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of May, 2023.

OLIVIA MORTENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Online Notary Public
My Commission Expires
September 28, 2026

Olivia Mortensen

Notary Public
My Commission Expires: 09/28/2026

Notarized online using audio-video communication

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/24/2023.

Affiant Signature – Joshua A. Terry

5/25/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/25/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON