Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1414

Karen Johnson Davidson County
Batch# 1027901 DEEDWARR
07/18/2023 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230718-0055338

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of July, 2023

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nelson Ivan Lopez Molina 2922 Twin Lawn Drive Nashville, TN 37214	Cardinal Financial Company, Limited Partnership PO Box 961292 Fort Worth, TX 76161-0292	096-14-0-076.00

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,

Opendoor Property Trust I, a Delaware statutory trust

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

Nelson Ivan Lopez Molina, a single man

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. 747 on the Plan of Cloverhill Subdivision, Section IX of record in Plat Book 2331, Page 44, 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 Medardo R. Villaluna, Jr., and Natividad N. Villaluna, husband and wife, by Warranty Deed from Marin George and Mihaela E. George, husband and wife, of record in Instrument No. 20141114-0105473 Register's Office for Davidson County, Tennessee, dated November 12, 2014 and recorded on November 14, 2014.

Said Medardo R. Villaluna, Jr. became divested and said Natividad N. Villaluna became solely vested by way of Decree of record in Instrument No. 20220225-0021798, said register's office.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory trust, by Warranty Deed from Natividad Villaluna, a since remarried woman, of record as Instrument Number 20221220-0131583, Register's Office for Davidson County, Tennessee, dated December 20, 2022 and recorded on December 20, 2022.

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: 2922 Twin Lawn Drive, Nashville, TN 37214

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.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

BY: OPENDOOR LABS INC., a Delaware corporation, as Trust Manager

By: _____

Name: Madeline Valencia

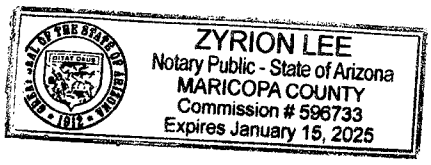
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Madeline Valencia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Authorized Signatory for Opendoor Labs Inc. as the certified Trust Manager for Opendoor Property Trust I, and that he/she is authorized by Opendoor Property Trust I to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand and official seal this 12 day of July, 2023.



Notary Public at Large
My commission expires: 01-15-2025

(Notary Seal)

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 7/12/23.

Affiant Signature – Joshua A. Terry

7/13/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/13/23.

Notary Public

My Commission Expires: 9/28/26

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