Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-23-2265

Karen Johnson Davidson County
Batch# 1028430 DEEDWARR
07/19/2023 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230719-0055673

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of July, 2023

Notary Public

Commission Expires: 10/11/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maria Cimerol and Lauren Alderson 508 East Nocturne Drive Nashville, TN 37207	SWBC Mortgage Corporation 9311 San Pedro Avenue Suite 100 San Antonio, TX 78216	070-04-0-082.00

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

Maria Cimerol and Lauren Alderson, spouses married to each other

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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being part of Block A, on the map of Dewey Heights subdivision, as of record in Book 161, Page 94, register's office for said county, and described according to a copy of a survey made by John M. Sullivan, civil engineer, dated May 13, 1958, as follows:

Beginning at the Northwestly margin of Manila Street, 375 feet Northeast from the northerly margin of Whites Creek Pike, being 50 feet northeast from an alley, and being the northerly front corner of the lot, which is simultaneously herewith being corrected as to the description, owned by Sanders, thence with the margin of Manila Street North 47 degrees 45' East 50 foot to a point; thence North 49 degrees 31' West 211.7 feet to a point; thence South 52 degrees 54' West 50 feet to Saunder's northwest corner; thence along Saunders north line, South 49 degrees 19' East 216 feet to the point of beginning.

Being the same property conveyed to Nehemiah Johnson by Warranty deed from Joe Spicer, married of record in Instrument No. 20160907-0094174 Register's Office for Davidson County, Tennessee, dated August 29, 2016 and recorded on September 7, 2016.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty deed from Nehemiah Johnson, a single man of record in Instrument No. 20221121-0123035 Register's Office for Davidson County, Tennessee, dated November 17, 2022 and recorded on November 21, 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: 508 East Nocturne Drive, Nashville, TN 37207

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: Aimee Frayre

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 Aimee Frayre, 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 17th day of July, 2023.

_____

Notary Public at Large

My commission expires: 01-15-2025

ZYRION LEE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 596733
Expires January 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 7/17/23.

Affiant Signature – Joshua A. Terry

7/18/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/18/2023.

Notary Public

My Commission Expires: 9/28/26

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