Karen Johnson Davidson County
Batch# 1070346 DEEDWARR
11/13/2023 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20231113-0088104

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-23-4359

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of November, 2023

Notary Public

Commission Expires: _____

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yinet Rodriguez and Eduardo Plaza Javier 2578 Willowbranch Dr. Nashville, TN 37217	New Owner	097-13-0-015

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

Yinet Rodriguez and Eduardo Plaza Javier, wife and husband

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. 123 on the Plan of Larchwood, Section Two of record in Plat Book 5200, Page(s) 57, through 59, inclusive being revised in Plat Book 5200 Page (s) 207 and 208, 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 Wayne L. Hughes and wife, Mary D. Hughes as tenants by the entirety by Warranty Deed from Frank C. Batson and wife, Judy W. Batson of record in Book 5945, page 837, Register's Office for Davidson County, Tennessee, dated September 21, 1982 and recorded on October 05, 1982.

Mary D. Hughes predeceased Wayne L. Hughes, leaving him as surviving tenant by the entirety.

Wayne L. Hughes died testate on June 21, 2018 and devised his entire interest in the subject property to spouse, Lou Ann Hughes, in accordance with his Last Will and Testament duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), bearing Docket No. 18P1321.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Lou Ann Hughes, a widow of record in Instrument No. 20230707-0051981, Register's Office for Davidson County, Tennessee, dated June 30, 2023 and recorded on July 07, 2023.

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: 112 Needles Court, 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.

Dated this the 09 day of November, 2023.

Opendoor Property Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Stephanie Paul
Title: Authorized Signatory

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stephanie Paul, 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 signor 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 09 day of Nov, 2023.

_____
Notary Public at Large
My commission expires: 8-1-27

GREAT SEAL OF THE STATE OF ARIZONA 1912
MARIAH HOWELL
Notary Public - Arizona
Maricopa County
Commission # 651802
My Comm. Expires Aug 1, 2027

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/10/23.

Date

Affiant Signature

11/10/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of November, 2023.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025