Karen Johnson Davidson County
Batch# 1092187 DEEDWARR
01/23/2024 08:59:30 AM 4 pgs
Fees: $23.00 Taxes: $758.50
20240123-0003700

WARRANTY DEED

File No. CTO-2023-513

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of January, 2024

Notary Public

MY COMMISSION EXPIRES: 11/22/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Opendoor Property Trust I	SAME AS NEW OWNER	
410 N. Scottsdale Rd., Ste 1600		162-01-0A-024.00-CO
Tempe, AZ 85288		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned,

LARRY DEAN BROCK, AN UNMARRIED MAN AND ASHLEY GOOD, AN UNMARRIED WOMAN

has this day bargained and sold and does hereby transfer and convey unto,

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST

their heirs and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 24 on the Plan of Hickory Glade, Phase 1 of record in Plat Book 6250, Page 889, 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 Larry Dean Brook, an unmarried man and Ashley Good, an unmarried woman by Quitclaim Deed from Larry Dean Brook, an unmarried man of record in Instrument No. 20210831-0117313 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on August 31, 2021.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property and believed to be known as: 435 Hickory Glade Drive, Nashville, TN 37013 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 do 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.

Witness our hands this 12 day of January, 2024.

Larry Dean Brock

Ashley Good

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Larry Dean Brock and Ashley Good, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this January 12, 2024.

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 11/22/2025

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNEESSEE, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, TN 37129
615-203-3054

Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 1/3/2024 (date of document).

Affiant Signature

1/12/2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/24

NOTARY'S SEAL



Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 1|12|2024 (date of document).

Affiant Signature

1|12|2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 9|21|24

NOTARY'S SEAL

