This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1147206 DEEDQC
06/14/2024 09:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240614-0044572

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 6 day of May, 2024.

Notary Public

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires 11 / 06 / 27

NAME AND ADDRESS OF PROPERTY OWNER:
Herman Tista Morente and David Santos
7018 Bonnamere Dr
Hermitage, TN 37076

SEND TAX BILLS TO:
Herman Tista Morente and David Santos
7018 Bonnamere Dr
Hermitage, TN 37076

MAP AND PARCEL NUMBER: 07408002600

QUITCLAIM DEED
24NT00349

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Herman Tista Morente, a single man

By these presents do remise, release and **QUITCLAIM** unto

Herman Tista Morente and David Santos, as tenants in common with right of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 815 on the Plan of Hermitage Hills, Section 7 of record in Plat Book 3300, Page (s) 62 and 63, 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 OPENDOOR PROPERTY TRUST I, a Delaware statutory trust from Kenneth Padgett and Darlene Padgett, husband and wife, by Warranty Deed dated 03/15/2024 and recorded 03/19/2024 in Instrument No. 20240319-0018735, Register's Office of said County.

Being the same property conveyed to Kenneth Padgett and Darlene Padgett, a married couple by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington DC of record in Instrument No. 20131127-0121916 Register's Office for Davidson County, Tennessee, dated November 26, 2013 and recorded on November 27, 2013.

Being the same property conveyed to Hernan Tista Morente, a single man by Warranty Deed from OPENDOOR PROPERTY TRUST I, a Delaware statutory trust as recorded _____ in Book _____ at Page _____ as Document 202406140044569

This is an improved property commonly known as: 7018 Bonnamere Dr, Hermitage, TN 37076-1013

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 6 day of May, 2024.

Herman Tista Morente

Herman Tista Morente

State of TN
County of Davidson
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Herman Tista Morente,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of May, 2024.

Notary Public
My Commission expires: 9 / 21 / 26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D.S.
DAVID.SANTOS.~~AARON HERNANDEZ~~

David Santos

State of TN
County of Davidson
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **David Santos,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of May, 2024.

Notary Public
My Commission expires: 9 / 21 / 26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Summer Barton 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 5-6-24 (date of document).

Summer Barton
Affiant Signature

6-13-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 of June, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON