Karen Johnson Davidson County
Batch# 1160928 DEEDWARR
07/23/2024 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240723-0055316

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-24-2669

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of June, 2024

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Morales Osuna and Alba Iliana Quevedo Roca 692 Atlanta Dr Nashville, TN 37076	Deed owners	075-08-0-173.00

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

Daniel Morales Osuna and Alba Iliana Quevedo Roca, husband + wife

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. 517, on the Plan of Tulip Grove, Section Nine, as shown on plat of record in Plat Book 4675, page 135, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 517 fronts 90 feet on the Southwesterly side of Atlanta Drive and extends back 123.55 feet on the Southeasterly line a 154.60 feet on the Northwesterly line to a dead line measuring 84.75 feet thereon.

Being the same property conveyed to Kenneth R. Jackson and wife, Tamara S. Jackson by Warranty Deed from Steve Michaels, an unmarried person of record in Instrument No. 20051207-0146959 Register's Office for Davidson County, Tennessee, dated December 06, 2005 and recorded on December 07, 2005.

Being the same property conveyed to Tamara S. Jackson, a married woman by Quitclaim Deed from Kenneth R. Jackson and wife, Tamara S. Jackson of record in Instrument No. 20150311-0020865 Register's Office for Davidson County, Tennessee, dated March 04, 2015 and recorded on March 11, 2015.

Being the same property conveyed to Tamara S. Jackson, a unmarried woman by Quitclaim Deed from Tamara S. Jackson, a widow of record in Instrument No. 20180501-0041351 Register's Office for Davidson County, Tennessee, dated April 25, 2018 and recorded on May 01, 2018.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Tamara S. Jackson, an unmarried woman of record in

Instrument No. 20240401-0022127 Register's Office for Davidson County, Tennessee, dated March 25, 2024 and recorded on April 01, 2024.

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: 692 Atlanta Dr, Nashville, TN 37076

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 19th day of June, 2024.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Debra Thomas
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 Debra Thomas, 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 19th day of July, 2024.

_____
Notary Public at Large
My commission expires: _____

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 July 19, 2024 (date of document)

Regina Sullo

Affiant Signature

July 23, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 23rd day of July, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202407230055316