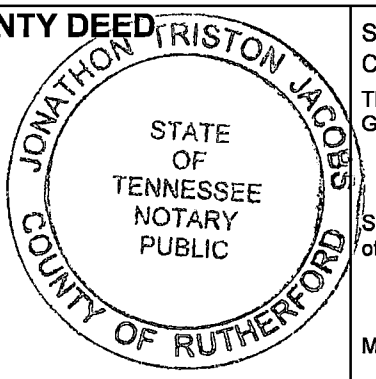
WARRANTY DEED



Karen Johnson
Batch # 1205169
11/14/2024 09:18:05 AM
Fees: $13.00 Taxes: $1,072.26

Davidson County
DEEDWARR
2 pgs

20241114-0088604

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 6-23-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Opendoor Property Trust I		136-15-0B-062.00
(NAME)	(NAME)	
3097 Satellite Blvd ste 600	← Same	
(ADDRESS)	(ADDRESS)	
Duluth GA 30096		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Diane Lanier,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Opendoor Property Trust I, a Delaware statutory trust** 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:

All that certain parcel of land situated in the City of Antioch, County of Davidson, State of Tennessee, being known and designated as follows:

Being Lot No. 62 on the plan of A Horizontal Property Regime (Private Element) Phase 2, Smith Springs Townhomes, Revision 1, of record in Instrument No. 20010629-0068937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Diane Lanier from Federal Home Loan Mortgage Corporation, by Special Warranty Deed on June 8, 2015, of record in Instrument Number 20150804-0077459, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☑ property, known as 3401 Anderson Rd Unit 62, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 13th day of November, 2024.

Diane Lanier

State of Tennessee
County of Davidson

Personally appeared before me Diane Lanier, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of November, 2024.

Notary Public
My Commission Expires: 10-23-25

File No.: 202410011

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD