Karen Johnson Davidson County
Batch# 1218777 DEEDWARR
12/20/2024 03:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20241220-0099270

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr 290
Brentwood, TN 37027
OD-24-5631

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of December, 2024

Notary Public

Commission Expires: 1/19/2025

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yoel Yanez Fernandez and Jenyanith Gomez Roche 3713 Asheford Trace Antioch, TN 37013	NEW OWNER	164-13-0-084.00

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 J LLC, a Delaware Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yoel Yanez Fernandez and Jenyanith Gomez Roche, husband and 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. 258 on the Plan of First Revision of Asheford Crossing, Section Two, a Planned Unit Development of record in Plat Book 9700, Page 171, 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 Zina P. Fisher and Paul Fisher by Special Warranty Deed from Federal National Mortgage Association of record in Instrument No. 20030204-0015104 Register's Office for Davidson County, Tennessee, dated January 30, 2003 and recorded on February 04, 2003.

Being the same property conveyed to Zina P. Fisher Pinaula by Quitclaim Deed from Paul C. Fisher of record in Instrument No. 20050301-0022238 Register's Office for Davidson County, Tennessee, dated November 02, 2004 and recorded on March 01, 2005.

Being the same property conveyed to Zina P. Barnett, a married woman by Warranty Deed from Zina P. Barnett, who acquired title as Zina P. Fisher Pinaula, a married woman of record in Instrument No. 20151228-0129919 Register's Office for Davidson County, Tennessee, dated December 03, 2015 and recorded on December 28, 2015.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty Deed from Zina P. Barnett, Joined by her husband, Ronald Barnett of record in Instrument No. 20240806-0060030 Register's Office for Davidson County, Tennessee, dated August 02, 2024 and recorded on August 06, 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: 3713 Asheford Trace, Antioch, TN 37013

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 9th day of December, 2024.

OPENDOOR PROPERTY J LLC, a Delaware Limited Liability Company

By: _____
Name: Sarah Scott
Title: Authorized Signatory

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sarah Scott, 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 Property J LLC, the within named Seller, a limited liability company, and that as such, executed the foregoing instrument by signing her name as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 9th day of December, 2024.

_____
Notary Public at Large
My commission expires: _____

(Notary Seal)

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 12-9-24 (date of document).

Affiant Signature

12-20-24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 20th day of December, 2024.

Notary's Signature

My Commission Expires: 1/19/2025

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY