PREPARED BY: RETURNED TO
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr 290
Brentwood, TN 37027
OD-25-420

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of February, 2025

Notary Public

Commission Expires 3/7/26

Karen Johnson
Batch # 1241774
02/27/2025 09 53 33 AM
Fees $18 00 Taxes $1,332 00
20250227-0014523

Davidson County
DEEDWARR
3 pgs

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amy Paasch 2322 Countess Aly Nashville, TN 37207	New Owner	050-02-0A-324.00-CO

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

Amy Paasch, unmarried woman

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, State of Tennessee, being Unit 324 as established by the Master Deed or Declaration of Belle Arbor Townhomes ("Master Deed"), a horizontal property regime, of record in Instrument No. 20171116-0117974 as corrected in Scrivener's Affidavit as recorded in Instrument No. 20171122-0119839 and as amended by Instrument No. 20180105-0001817, Instrument No. 20190708-0066428 and Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit D to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property; together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements.

Being the same property conveyed to Motivated Solutions, LLC by General Warranty Deed from SDH Nashville LLC, a Georgia limited liability company of record in Instrument No. 20200903-0100709 Register's Office for Davidson County, Tennessee, dated September 01, 2020 and recorded on September 03, 2020.

Being the same property conveyed to Nicholas Vaughn and Samantha Vaughn, husband and wife by Quitclaim Deed from Motivated Solutions LLC, a Tennessee limited liability company of record in Instrument No. 20220318-0031531 Register's Office for Davidson County, Tennessee, dated February 15, 2022 and recorded on March 18, 2022

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Nicholas Vaughn and Samantha Vaughn, husband and wife of record in Instrument No. 20241113-0088217 Register's Office for Davidson County, Tennessee, dated November 12, 2024 and recorded on November 13, 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: 2322 Countess Aly, Nashville, TN 37207

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 26th day of February, 2025.

Opendoor Property Trust I, a Delaware statutory trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

State of Arizona
County of Maricopa

On this 26th day of February, 2025, before me personally appeared Sarah Guizar, Authorized Signer of Opendoor Property Trust I, a Delaware statutory trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~26~~ 25th day of February, 2025.

Notary Signature
My commission expires:

