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

Karen Johnson Davidson County
Batch# 1324394 DEEDWARR
09/19/2025 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20250919-0075144

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $310,000.00

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 12TH Day of SEPT, 2025

Notary Public
My Commission expires 1/25/26

ED HUKSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Bladimir Ortuno Maldonado
4706 Lori Dr
Antioch, TN 37013

SEND TAX BILLS TO:
Bladimir Ortuno Maldonado
4706 Lori Dr
Antioch, TN 37013

MAP AND PARCEL NUMBER: 14812003300

WARRANTY DEED
25NT01092

Effective the 12TH Day of SEPT, 2025 and 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,

Jose Juan Granados Carachure and Maria de Los Angeles Lopez Arroyo, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Bladimir Ortuno Maldonado

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on Plan of Lori Heights of record in Plat Book 3106, Page 123, 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 Jose Juan Granados Carachure and Maria De Los Angeles Lopez Arroyo, husband and wife from Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed dated 09/22/2021 and recorded 09/28/2021 in Instrument No. 20210928-0130388, Register's Office of said County.

This is an improved property commonly known as: 4706 Lori Drive, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 12th day of September, 2025

Jose Juan Granados Carachure

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jose Juan Granados Carachure**, 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.

Russell Norment
Notary Public

My Commission expires: 10 / 04 / 2027

RUSSELL NORMENT
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 4, 2027
COUNTY OF DAVIDSON

Maria de Los Angeles Lopez Arroyo
State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Maria de Los Angeles Lopez Arroyo**, 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.

Russell Norment
Notary Public

My Commission expires: 10 / 04 / 2027

RUSSELL NORMENT
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 4, 2027
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 9/12/25 (date of document).

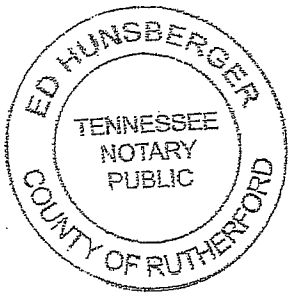
Affiant Signature

9/18/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18TH of SEPT, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26