Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3420

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of April, 2020.

Notary Public

Commission Expires: 07/09/2022

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 385017 DEEDWARR
04/14/2020 08:16:30 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20200414-0038620

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kenneth Ferrel 817 Ilawood Court Nashville, TN 37211	NEW OWNER	162-13-0-168.00

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

Kenneth Ferrel

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. 37 on the Plan of Section One, Dreamland Estates Southeast of record in Plat Book 5200, Page 646, 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 Opendoor Property Trust I, a Delaware Statutory Trust by Warranty deed from Cordelia Nwozo, married of record in Instrument No. 20191002-0100594 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 02, 2019.

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: 817 Ilawood Court, Nashville, TN 37211

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 uses, 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 3rd day of April, 2020.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Sherry Egler
Title: Authorized Signer

STATE OF Arizona
COUNTY OF Maricopa

Before me, Daneer Brown, a Notary Public of said State and County aforesaid, personally appeared Sherry Egler with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Signer of the Opendoor Property Trust I, a Delaware Statutory Trust the within named bargainor, a Trust and that she as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Authorized Signer.

Witness my hand and official seal this 3rd day of APRIL 2020.

DANEER BROWN
Notary Public - Arizona
Maricopa County
Commission # 565851
My Comm. Expires May 26, 2023

Notary Public
My Commission Expires: 05/26/2023

(Notary Seal)

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Notary Seal (if on paper)