Karen Johnson Davidson County
Batch# 423658 DEEDWARR
06/23/2020 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $728.90
20200623-0067578

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0652

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Dequantez Sandifer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of June, 2020

Notary Public

Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dequantez Sandifer 5224 Rice Road Antioch, TN 37013	Broker Solutions, Inc. dba New American Funding P.O. Box 650076 Dallas, TX 75265-0076	149-11-0A-016.00-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

Dequantez Sandifer, a single man

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. 16 on the Plan of Phase I Rice Hill of record in Plat Book 6250, Page 858, 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 Gary Park and Linda Park husband and wife of record in Instrument No. 20191017-0106610 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 17, 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; (4) Subdivision Restrictions, Building Lines and Easements of record in Plat Book 6250, Page 858, in the Register's Office of Davidson County, Tennessee; Declaration of Covenants, Conditions and Restrictions of record in Book 6812, Page 48, in the said Register's Office; by-laws of record in Book 6812, Page 55, in the said Register's Office; easements of record at Book 7316, Page 122, 126 and Book 7628, Page 569, as recorded in the said Register's Office; Dedication of record in Book 7097, Page 613, in the said Register's Office.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5224 Rice Road, 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager
By: Trimarco Coleman
Name: Trimarco Coleman
Title: Authorized Signor

STATE OF Arizona
COUNTY OF Maricopa

Before me, Yvonne Theresa Van Damme, a Notary Public of said State and County aforesaid, personally appeared Trimarco Coleman 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 19 day of June, 2020.

Yvonne Theresa Van Damme
Notary Public
My Commission Expires: 2/5/2024

(Notary Seal)

YVONNE THERESA VAN DAMME
Notary Public - Arizona
Maricopa County
Commission # 575530
My Comm. Expires Feb 5, 2024

Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or the 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21