Karen Johnson Davidson County
Batch# 580749 DEEDWARR
03/01/2021 12:51:30 PM 2 pgs
Fees: $13.00 Taxes: $1,449.29
20210301-0025561

WARRANTY DEED

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,700.00

Nichole Dooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF February, 2021.

Emily D Reed
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Opendoor Property Trust I, a Delaware statutory trust	Opendoor Property Trust I	
(NAME)	(NAME)	
7720 Tranquil Trl	410 N. Scottsdale Rd., Ste 1600	181100A34200CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37207	Tempe, AZ 85281	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Yuxia Lou, a single woman** HEREINAFTER CALLED THE GRANTOR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Opendoor Property Trust I, a Delaware statutory trust,** HEREINAFTER CALLED THE GRANTEE, 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. 916 on the Plan of Autumn Oaks Subdivision, Phase 9 of record in Plat at Instrument No. 20150609-0053998, 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 Yuxia Lou, unmarried by Warranty deed from Jason Boettger and Christine Boettger, husband and wife of record in Instrument No. 20180629-0063492 Register's Office for Davidson County, Tennessee, dated June 8, 2018 and recorded on June 29, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subject to all matters shown on the Plan of Autumn Oaks, Phase Nine, of record as Instrument Number 20150609-0053998. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 786. Easement(s) to Columbia Gulf Transmission Co. of record in Book 4240, Page 667, Book 2245, page 271 and Book 6968, Book 25. Easement(s) to Metropolitan Government of Nashville and Davidson County of record in Book 7760, Page 970, Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903. Easement for Sanitary Sewer of record in Book 7515, Page 298, Book 9343, Page 196, Book 9343, Page 199, and Book 11217, Page 799. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Autumn Oaks of record in Instrument Number 200109120099443, Instrument No. 200305130064238, Instrument No. 20100414-0028160, amended in Instrument No. 20101206-0096935, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Ingress and Egress Easement of record in Book 261, Page 284 and Book 6704, page 397, in the Register's Office for Davidson County, Tennessee. Water Line Easement of record in Book 3376, Page 239, Easement to use spring of record in Book 475, Page 547. Charter for HOA of record in Instrument No. 200109120099442. Restrictions of record in Book 6968, Page 30, Book 6704, page 397 and Book 6704, page 405, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Subject to rights of others in and to the common areas and/or elements. Located at Register's Office for Davidson County Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7720 Tranquil Trl. Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 17th day of February, 2021.

Yuxia Lou

Yuxia Lou

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Yuxia Lou** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of February, 2021.

Emily D Reed

Notary Public

My Commission Expires: 11/8/2024

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
NOV. 8, 2024

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 1/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY