Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1445

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of March, 2021

Notary Public

Commission Expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I 3308 Shakertown Court Antioch, TN 37013	Opendoor Property Trust I 410 N. Scottsdale Rd, Ste. 1600 Tempe, AZ 85281	150-03-0-057.00

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,

Angela M. Grant, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Opendoor Property Trust I, a Delaware statutory trust

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. 38 on the Plan of "The Country", Section Two of record in Plat Book 5050, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 38 fronts 31.42 feet on the Northerly side of Shakertown Court and runs back between lines, 174.0 feet on the Westerly line and 150.0 feet On the Easterly line, to a broken line in the rear which measures 170.79 feet Thereon.

Being the same property conveyed to Thomas A. Humphrey, Sr. and wife, Angela Grant Humphrey by Warranty deed from William E. Hunter, Jr. and wife, Eva Jean Hunter of record in Instrument No. 20060519-0059008, Register's Office for Davidson County, Tennessee, dated May 12, 2006 and recorded on May 19, 2006.

Being the same property conveyed to Angela Grant Humphrey by Quitclaim Deed from Thomas A. Humphrey, Sr. of record in Instrument No. 20120123-0006067 Register's Office for Davidson County, Tennessee, dated January 20, 2012 and recorded on January 23, 2012.

Being the same property conveyed to Angela M. Grant, unmarried by Quitclaim Deed from Angela M. Grant, Formerly Known as Angela Grant Humphrey of record in Instrument No. 20180508-0043766 Register's Office for Davidson County, Tennessee, dated May 01, 2018 and recorded on May 08, 2018.

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.

Karen Johnson Davidson County
Batch# 593552 DEEDWARR
03/17/2021 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,049.32
20210317-0035196

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

This is improved property known as: 3308 Shakertown Court, 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 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 15th day of March, 2021.

Angela M. Grant

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Angela M. Grant** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2021.

Notary Public
My Commission Expires: _____

Jonathan Paul Lucas, Esq
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires October 6, 2024

(Notary Seal)

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12-15-2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021