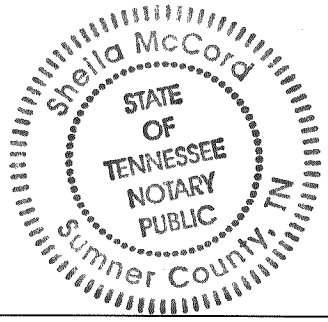
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 2021

Notary Public

MY COMMISSION EXPIRES: 9/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AH4R TN Properties Two, LLC	AH4R TN Properties Two, LLC	063 16 0A 040.00
(NAME) 23975 Park Sorrento, #300	(NAME) 23975 Park Sorrento, #300	Karen Johnson Davidson County Batch# 611057 DEEDWARR 04/08/2021 02:36:30 PM 4 pgs Fees: $23.00 Taxes: $1,043.03 20210408-0047149
(ADDRESS) Calabasas, CA 91302	(ADDRESS) Calabasas, CA 91302	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Opendoor Property Trust I, a Delaware Statutory Trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **AH4R TN Properties Two, LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their 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. 163 on the Plan of Hampton Park, (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550, 551 and 552, and Certificate of Correction of record in Book 7462, Page 445, and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Philip D. Martin, unmarried by Warranty Deed from Fox Ridge Homes, Inc, dated 02/21/1997 and recorded 03/06/1997, of record in Book 10371, Page 704, Register's Office for Davidson County, Tennessee. The said Philip D. Martin died on 11/20/2020 leaving the said Margaret Gibbs as his only heir pursuant to Affidavit of Heirship recorded in Instrument No.202103230038010, Register's Office for Davidson County, Tennessee. Property further being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from margaret Gibbs, Heir at law of the Estate of Philip Dean Martin dated 03/18/2021 and recorded in Instrument No. 20210323-0038011, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6900, Pages 550, 551 and 552, Certificate of Correction of record in Book 7462, Page 445, amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 7351, Page 852, First Amendment recorded as Book 7451, Page 739, Second Amendment recorded as Book 8336, Page 393, Register's Office for Davidson County, Tennessee; Easement for Flowage of as recorded in Book 2247,

Page 75, Register's Office for Davidson County, Tennessee; Easement as recorded in Book 7460, Page 515, Register's Office for Davidson County, Tennessee; Easement of record in Book 7460, Page 930, Book 7489, Page 515 and Book 8739, Page 991, Register's Office for Davidson County, Tennessee; Easement for Public Utilities of record in Book 8007, Page 235 and Book 8657, Page 179, Register's Office for Davidson County, Tennessee; Quitclaim Deed to Hampton Park Homeowners Association (Chitwood Downs Homeowners Association) recorded as Book 8207, Page 276, and Book 8951, Page 797, Register's Office for Davidson County, Tennessee; Charter of Chitwood Downs Homeowners Association of record in Book 7431, Page 204, Register's Office for Davidson County, Tennessee; Charter of Hampton Park Homeowners Association of Book 8517, Page 762 and Articles of Amendment to the Hampton Park Homeowners Association recorded as Book 8833, Page 216, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 640 Granwood Boulevard, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of April, 2021.

Opendoor Property Trust I,
a Delaware Statutory Trust

By: Opendoor Labs Inc.,
a Delaware Corporation
as Trust Manager
By: _____
Name: Kylie Dorney
Title: Auth Signer

State of ~~Tennessee~~ AZ
County of ~~Wilson~~ Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kylie Dorney with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself/herself to be the Trust Manager for Opendoor Labs, Inc., on behalf of Opendoor Property Trust I, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of April, 2021.

_____
Notary Public: Kevin Brozek
My Commission Expires: Feb 21st 2025

KEVIN ROBERT BROZEK
Notary Public - Arizona
Maricopa County
Commission # 596721
My Comm. Expires Feb 21, 2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202104080047149

$3.00 E-Record Fee

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

