Karen Johnson Davidson County
Batch# 611249 DEEDWARR
04/09/2021 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20210409-0047386

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2232

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of April, 2021

Notary Public

Commission Expires: _____

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I 1302 63rd Avenue N Nashville, TN 37209	Opendoor Property Trust I 410 N. Scottsdale Rd, Ste. 1600 Tempe, AZ 85281	091-01-0E-002.00

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,

Mary Lou Holmberg, Trustee of the Mary Lou Holmberg Revocable Trust U/A/D October 29, 2014

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 Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 6218 Louisiana Homes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150615-0056420 and amended in Instrument No. 20150908-0090785, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Lou Holmberg, Trustee of the Mary Lou Holmberg Revocable Trust U/A/D October 29, 2014 by Warranty deed from Chad Cepeda and wife, Carrie E. Ponder of record in Instrument No. 20181120-0114230 Register's Office for Davidson County, Tennessee, dated November 09, 2018 and recorded on November 20, 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.

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

This is improved property known as: 1302 63rd Avenue N, Nashville, TN 37209

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 7th day of April, 2021.

The Mary Lou Holmberg Revocable Trust U/A/D October 29, 2014 dated October 9, 2014

By: Mary Lou Holmberg Trustee
Mary Lou Holmberg, Trustee

STATE OF NEBRASKA

COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Lou Holmberg of The Mary Lou Holmberg Revocable Trust U/A/D October 29, 2014 dated October 9, 2014** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of April, 2021.

Notary Public
My Commission Expires: April 9 2023

GENERAL NOTARY - State of Nebraska
KELLIE CEDER
My Comm. Exp. April 9, 2023

(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.



Notary's Signature

My Commission Expires: 12/15/2021