Karen Johnson Davidson County
Batch# 624521 DEEDWARR
04/28/2021 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20210428-0056707

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2061

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Affiant

Notary Public State of Arizona
Maricopa County
Kendyl C Wells
My Commission Expires 06/11/2024
Commission Number 582617

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of April, 2021

Notary Public

Commission Expires: 06/11/2024

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Enrico C. Clay and Giovanna Clay<br>4560 Hamilton Lane<br>Antioch, TN 37013 | New Owner | 150-14-0B-049.00-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

**Enrico C. Clay and Giovanna Clay, husband and wife**

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. 34 on the Plan of Final Plat of Hamilton Church Subdivision, Phase II of record in Plat at Instrument No. 20070425-0049479, 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 Gbewa Mustapha, a married man joined by his spouse Chryssantinum Powell Mustapha of record in Instrument No. 20210225-0024129 Register's Office for Davidson County, Tennessee, dated February 10, 2021 and recorded on February 25, 2021.

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: 4560 Hamilton Lane, 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 2nd day of April, 2021.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Nicha Ryan

Title: Authorized Signor

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nicha Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., and that he/she is authorized by Opendoor Labs Inc. to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand and official seal this 2nd day of April, 2021.

_____
Notary Public at Large
My commission expires: 06/11/2024

Notary Public State of Arizona
Maricopa County
Kendyl C Wells
My Commission Expires 06/11/2024
Commission Number 582617

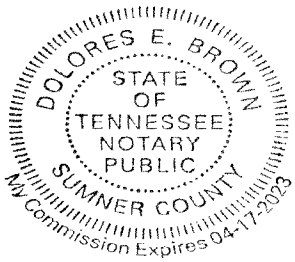
# True Copy Certification

I, **Michelle Mitchell** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

**Michelle Mitchell**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state **Michelle Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




**Dolores E. Brown**
My Commission Expires: 4/17/2023

SEAL