Karen Johnson Davidson County
Batch# 629813 DEEDWARR
05/06/2021 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210506-0060656

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2904

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596091
My Comm. Expires Feb 11, 2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of May, 2021

Notary Public

Commission Expires: Feb 11 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Vickie Hambrick 239 Martingale Drive Old Hickory, TN 37138	New Owner 3218 masonwood Dr. Nashville, TN, 37207	044-14-0B-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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

Vickie Hambrick, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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 No. A of Martingale Drive Commons, a Horizontal Property Regime with Private Elements, as more fully described on the Plot Plan attached to the Declaration of Covenants, Conditions, and Restrictions for Martingale Drive Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170614-0059574, and Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20171228-0132022, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon the unit, property, co-owners and tenants of Martingale Drive Commons, a Horizontal Property Regime with Private Elements contained therein are incorporated herein by reference and made a port hereof the same as copied herein, said Register's Office, to which plan reference is hereby made for a complete description of said lot.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Kenrick Thomas Larson, unmarried of record in Instrument No. 20210413-0049334 Register's Office for Davidson County, Tennessee, dated April 12, 2021 and recorded on April 13, 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: 239 Martingale Drive, Old Hickory, TN 37138

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, her heirs and assigns forever; and we so covenant with the said GRANTEE 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, her 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 30 day of May, 2021.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Nidia Ryan

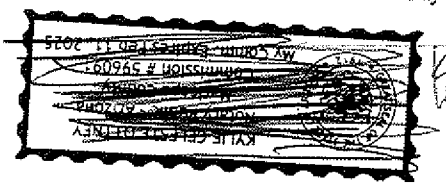
Title: Auth Signer

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 Nidia 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 30 day of April, 2021.

_____
Notary Public at Large
My commission expires: Feb 11 2025



KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596091
My Comm. Expires Feb 11, 2025

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