Karen Johnson Davidson County
Batch# 634927 DEEDWARR
05/12/2021 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,439.04
20210512-0064370

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1854

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of May, 2021

Notary Public

Commission Expires: _____

MADISON GONZALEZ
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<br>6763 Pennywell Drive<br>Nashville, TN 37205 | Opendoor Property Trust I<br>410 N. Scottsdale Rd, Ste. 1600<br>Tempe, AZ 85281 | 115-09-0-045.00 |

# 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,

**Paul Singh Kahlon, unmarried**

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. 129 on the Plan of West Meade Hills, Section V of record in Plat Book 3300, Page 98, 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 Prem S. Kahlon and wife, Darshan B. Kahlon by Special Warranty deed from Flora May Silverman and husband, William Silverman of record in Book 5707, page 832, Register's Office for Davidson County, Tennessee, dated January 29, 1981 and recorded on February 05, 1981.

Being the same property conveyed to Paul Singh Kahlon by Quitclaim deed from Prem S. Kahlon and wife, Darshan B. Kahlon of record in Book 10507, page 60, Register's Office for Davidson County, Tennessee, dated June 26, 1997 and recorded on June 26, 1997.

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: 6763 Pennywell Drive, Nashville, TN 37205

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 11th day of May, 2021.

Paul Singh Kahlon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 11th day of May, 2021.

Notary Public
My Commission Expires: _____

(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