Karen Johnson Davidson County
Batch# 650582 DEEDWARR
06/07/2021 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,330.15
20210607-0076067

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3816

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of June, 2021

Notary Public

Commission Expires: _____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I 410 N. Scottsdale Rd, Ste. 1600 Tempe, AZ 85281	NEW OWNER	120-05-0-038.00

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, **Jane McCullough and William Chandler McCullough, Jr., aka Chan McCullough, wife and husband** 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. 336 on the Plan of Glengarry Park, Section 3, of record in Book 2900, page 25, Register's Office for said County, and described as follows:

Said Lot No. 336 fronts 80.0 feet on the northeast margin of Winthorne Drive and extends back between lines, measuring 209.0 feet on the northwest line and 168.1 feet on the southeast line to a dead line in the rear on which it measures 90.2 feet.

Being the same property conveyed to Eugene Smith and wife, Henrietta C. Smith by Warranty deed from Robert W. Parker and Nancy Crouse Parker of record in Book 3282, page 153, Register's Office for Davidson County, Tennessee, dated September 05, 1961 and recorded on September 25, 1961.

Being the same property conveyed to Henrietta C. Smith by Quitclaim deed from Eugene Smith of record in Book 6878, page 711, Register's Office for Davidson County, Tennessee, dated June 06, 1986 and recorded on June 06, 1986.

Final Decree Confirming Sale recorded on February 15, 2012 in Instrument No. 20120215-0013132, Register's Office for Davidson County, Tennessee, vesting title into Jane McCullough. Jane McCullough having married William Chandler McCullough, Jr., aka Chan McCullough. Her spouse hereby joined in the execution of this instrument for the purpose of conveying marital interest in the subject property.

Being also known as 764 Winthorne Drive, Nashville, Tennessee 37217.

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: 764 Winthorne Drive, Nashville, TN 37217

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 June, 2021.

Jane Ann McCullough

William Chandler McCullough, Jr.

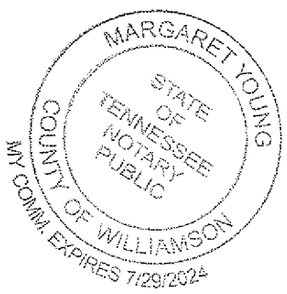
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jane Ann McCullough and William Chandler McCullough, Jr.** 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 at Brentwood, Tennessee this 2nd day of June, 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