Karen Johnson Davidson County
Batch# 651921 DEEDWARR
06/08/2021 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $2,277.35
20210608-0076733

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3847

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,500.00

Affiant

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

Notary Public

Commission Expires: 3/15/25

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

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	105-04-0I-002.00-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,

Guan Wang, an unmarried man, and Ya Ping Wang, a married man

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, Homes at 28 N. Hill Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 28 N. Hill Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20170606-0056601, 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 Guan Wang, an unmarried man and Ya Ping Wang, a married man, as tenants in common with rights of survivorship by Warranty Deed from Jessica Richards of record in Instrument No. 20180523-0049291 Register's Office for Davidson County, Tennessee, dated May 18, 2018 and recorded on May 23, 2018.

Being the same property conveyed to Guan Wang, an unmarried man, Ya Ping Wang, a married man and Adrian Lam, an unmarried man, as tenants in common with rights of survivorship by Quitclaim Deed from Guan Wang, an unmarried man, and Ya Ping Wang, a married man of record in Instrument No. 20180907-0089018 Register's Office for Davidson County, Tennessee, dated September 04, 2018 and recorded on September 07, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Guan Wang, an unmarried man, and Ya Ping Wang, a married man by Quitclaim Deed from Adrian Lam, unmarried of record in Instrument No. 20181210-0120251 Register's Office for Davidson County, Tennessee, dated November 14, 2018 and recorded on December 10, 2018. The subject property has never been the primary residence of Ya Ping Wang's spouse.

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: 28 North Hill Street, Nashville, TN 37210

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.

Guan Wang

Ya Ping Wang

STATE OF CALIFORNIA
COUNTY OF

See attached Acknowledgement

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Guan Wang and Ya Ping Wang** 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 2nd day of June, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)

CALIFORNIA ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On June 2, 2021 before me, Patti E Small, Notary Public (insert name and title of the officer), personally appeared Guan Wang & Ya Ping Wang

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Patti E Small. (Seal)

PATTI E. SMALL
Notary Public – California
Orange County
Commission # 2200007
My Comm. Expires Jun 3, 202

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