Karen Johnson Davidson County
Batch# 703166 DEEDWARR
08/24/2021 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $878.75
20210824-0113960

Name and Address of New Owner:
Opendoor Property Trust I
410 N. Scottsdale Rd, Ste. 1600
Tempe, AZ 85281

Send Tax Bills To:
Opendoor Property Trust I
410 N. Scottsdale Rd, Ste. 1600
Tempe, AZ 85281

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 064 09 0A 029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kenner L. Wolfe, an unmarried person**,"the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Opendoor Property Trust I**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Unit 4430 of Southfork Condominiums Phase Two, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee code Annotated, and as established by a Master Deed for Southfork Condominiums, Phase One, of record in Book 6783, Page 839, said Register's Office, as Amended and made applicable to Phase Two by First amendment to Master Deed of record in Book 6994, Page 447, and further amended in Instrument No. 20020327-0037726, said Register's Office. Said Unit being depicted on the plan of Southfork Condominiums Phase Two, as attached as Exhibit "B" to the aforementioned First amendment to Master Deed, and also being a part of the property shown on the plan of Southfork Section Two, of record in Plat Book 6250, Page 386, said Register's Office, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenner L. Wolfe, an Unmarried Person, by Warranty Deed from Stanford McDonald Jr., a Married Man, of record in Instrument No. 20191115-0118157, in the Register's Office of Davidson County, Tennessee, dated November 15, 2019 and recorded on November 15, 2019.

This improved property known as 4430 South Trace Boulevard, Nashville, TN 37138.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of August, 2021.

Kenner L. Wolfe (SEAL)
Kenner L. Wolfe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2021, before me personally appeared Kenner L. Wolfe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2021.

Notary Signature
My commission expires: 9-23-24

ZACHARY HAYS LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $237,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20th day of August, 2021.

Notary Public
My commission expires: 9-23-24
File No. 2021-3299

ZACHARY HAYS LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized Custodian of the original version, of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated to law on August 20, 2021 (date of document).

Affiant Signature

8-20-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of August, 2021.

Notary Public

COMMISSION EXPIRES: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

(NOTARY SEAL)