Karen Johnson Davidson County
Batch# 707526 DEEDWARR
08/31/2021 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,309.43
20210831-0117317

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

Send Tax Bills To:
Opendoor Property Trust I, a Delaware statutory trust
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: 151 09 0B 090.00

# 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, **Angela M. Jones, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Opendoor Property Trust I, a Delaware statutory trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No.87 on the Plan of Phase 2, Lakeside Cove at Percy Priest, of record in Instrument No. 20051102-0132676, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank C. Jones and wife, Angela M. Jones by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20060605-0066056, in the Register's Office of Davidson County, Tennessee, dated June 01, 2006 and recorded on June 05, 2006. ***Frank C. Jones died on or about 12/20/2020 leaving Angela M. Jones as the surviving tenant by the entirety.***

This improved property known as 5425 Skip Jack Drive, Nashville TN 37013.

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 26th day of August, 2021.

Angela M. Jones (SEAL)
Angela M. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2021, before me personally appeared Angela M. Jones, 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 26th day of August, 2021.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 21, 2023

**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 $353,900.00, 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
26th day of August, 2021.

Notary Public
My commission expires:
File No. 2021-3228

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 21, 2023

**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 26, 2021 (date of document).

Affiant Signature

8/26/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of August, 2021.

Dana R Park

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)