Karen Johnson Davidson County
Batch# 717008 DEEDWARR
09/15/2021 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210915-0123824

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6060

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 day of September, 2021

Notary Public

Commission Expires: Nov. 24, 2024

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gregory M. Henry and Jasmine R. Rose 896 General George Patton Road Nashville, TN 37221	FirstBank 722 Columbia Avenue, Franklin, TN 37064	142-09-0C-896.00-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,

Opendoor Property Trust I, a Delaware statutory trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory Michael Henry and Jasmine Rae Rose, husband and wife

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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 896, together with the carport designated as 896-C of Phase One, Lot 2, Section Five, River Plantation, a horizontal property regime pursuant to the Tennessee Horizontal Property Act of record in Plat Book 5200, Page 257, in the Register's Office for Davidson County, Tennessee. and described in a Master Deed of record in Book 5410, page 248, said Register's of\u64257?ce, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, in said Register's of\u64257?ce.
Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from John F. Wentzel and Sarah J. Wentzel, husband and wife of record in Instrument No. 20210521-0069511 Register's Office for Davidson County, Tennessee, dated May 20, 2021 and recorded on May 21, 2021. (Value of consideration shown in aforementioned deed $308,100.00.)

Being also known as 896 General George Patton Road 896 Nashville, Tennessee 37221.

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: 896 General George Patton Road, Nashville, TN 37221

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 1 day of September, 2021.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust
Kevin Brozek auth signer
By: Opendoor Labs Inc., as ~~Trust Manager~~

By: _____

Name: Kevin Brozek

Title: Authorized signer

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kevin Brozek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., and that he/she is authorized by Opendoor Labs Inc. to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand and official seal this 9 day of Sept., 2021.

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

Notary Public at Large
My commission expires: Nov. 24, 2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 9/9/21.

Affiant Signature

9/13/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 13 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY