Karen Johnson Davidson County
Batch# 726908 DEEDWARR
09/29/2021 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,283.16
20210929-0131075

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $346,800.00.

Affiant

Subscribed and sworn before me this the 27th day of September, 2021.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Opendoor Property Acquisiton 7732 Porter House Drive Nashville, TN 37211	New Owner	173-09-0A 075.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SUZANNE RICHTER, AN UNMARRIED PERSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 229, on the Plan of Revision Two, Resubdivision of Lots 47, 48, 72, 73, 63 through 69, Section Two, Lenox Village, as shown by plat appearing of record in Instrument No. 20030115-0006163, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Suzanne Richter, an unmarried person, by deed dated 07/29/2011, from Fredrick W. Swayze, husband and wife, and Sharon G. Swayze, of record in Instrument No. 20110808-0060844, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7732 Porter House Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SKR

Witness my hand this the 27th day of September, 2021.

Suzanne Richter

Suzanne Richter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Suzanne Richter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 9/27/21.

Affiant Signature

9/28/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 28 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY