Karen Johnson Davidson County
Batch# 730870 DEEDWARR
10/06/2021 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20211006-0134170

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7249

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant Kaji Ottney, Attorney in fact

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28 day of September 2021

Notary Public

Commission Expires: 7/5/2023

DANITA FRANCIS
Notary Public - Arizona
Maricopa Co. / #565753
Expires 07/05/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
SFR JV-2 Property LLC P.O. Box 15087 Santa Ana, CA 92735	SFR JV-2 Property LLC P.O. Box 15087 Santa Ana, CA 92735	033-03-0B-037.00-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 J LLC, a Delaware Limited Liability Company

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

SFR JV-2 Property LLC, a Delaware Limited Liability Company

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 Lot No. 80 on the Plan of Final Plat of Dry Creek Farms, Section 2 of record in Plat at Instrument No. 20040421-0045040, 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 Charles G. Hamilton and Beverly L. Hamilton, husband and wife by Special Warranty deed from Buck Model Investment LLC, a Delaware limited liability company of record in Instrument No. 20071017-0123121 Register's Office for Davidson County, Tennessee, dated October 09, 2007 and recorded on October 17, 2007.

The said, Charles G. Hamilton was Deceased on December 12, 2013.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Beverly L. Hamilton, unmarried of record in Instrument No. 20210818-0112056 Register's Office for Davidson County, Tennessee, dated August 17, 2021 and recorded on August 18, 2021.

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: 101 Trellis Way, Goodlettsville, TN 37072

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 30 day of September, 2021.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: _____

Title: _____

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named _____, 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 30 day of Sept, 2021.

_____
Notary Public at Large
My commission expires: 7/5/2023

DANITA FRANCIS
Notary Public - Arizona
Maricopa Co. / #565753
Expires 07/05/2023

Certificate of Authenticity

I, **Doné Oglesby**, 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 true and exact copy of the original document executed and authenticated according to law on **September 30, 2021**.

Date

Affiant Signature

10/04/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **4th** day of **October**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY