Karen Johnson Davidson County
Batch# 740230 DEEDWARR
10/20/2021 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20211020-0140841

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7194

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of October, 2021

JORDAN HUBBARD
Notary Public - Arizona
Maricopa County
Commission # 587529
My Comm. Expires Jun 16, 2024

Notary Public

Commission Expires: June 16 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Phillip Lehner and Hannah Lehner 3909 Baxter Avenue Nashville, TN 37216	New Owner	061-15-0-404.00

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

Phillip Lehner and Hannah Helmintoller Lehner, 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:

Land in Davidson County, Tennessee, being Lot No. 48B, of the Resubdivision of Lot 48, Maplewood Home Tract of record in Plat at Instrument No. 20120810-0071586 (erroneously stated as 20120210-0071586 on previous deeds), a resubdivision of Book 421, Page 174, 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 Lamar D. Moore by Warranty deed from Latdavone Word of record in Instrument No. 20190503-0041518 Register's Office for Davidson County, Tennessee, dated April 13, 2019 and recorded on May 3, 2019.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Lamar D. Moore and wife, Taylor Moore of record in Instrument No. 20210602-0073822 Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 02, 2021.

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 13th day of October, 2021.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Kylie ottney

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 Kylie ottney, 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 13th day of October, 2021.

JORDAN HUBBARD
Notary Public - Arizona
Maricopa County
Commission # 587529
My Comm. Expires Jun 16, 2024

_____
Notary Public at Large
My commission expires: June 16 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 10/13/21.

Affiant Signature

10/18/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 18 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY