Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8102

Karen Johnson Davidson County
Batch# 762552 DEEDWARR
11/30/2021 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,234.80
20211130-0157515

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $604,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 day of November, 2021

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lara Latture, David Latture, and William Tucker Latture 6041 Native Pony Trail College Grove, TN 37046	New Owner	081-08-2D-001.00-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

Lara Prestwood Latture and David William Latture, wife and husband (First Party); and William Tucker Latture, single (Second Party); as Tenants in Common with the Right of Survivorship

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 Unit A of Homes at 1818 7th Avenue North, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1818 7th Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130822-0088787, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes 1818 7th Avenue North, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130822-0088787 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporation hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Eric Scott and Lillian Hofer Scott by Warranty deed from Shawn Manis and Chelsea Gunn of record in Instrument No. 20170906-0091572 Register's Office for Davidson County, Tennessee, dated September 05, 2017 and recorded on September 06, 2017.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Eric William Scott and Lillian Rose Hofer Scott, husband and wife of record in Instrument No. 20210729-0102280 Register's Office for Davidson County, Tennessee, dated July 26, 2021 and recorded on July 29, 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: 1818 7th Avenue North, Nashville, TN 37208

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.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Sarah Payne

Title Auth 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 Sarah Payne, 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 Auth Signer for Opendoor Labs Inc., and that he/she is authorized by Opendoor Labs Inc. to execute this instrument on its behalf as such Auth Signer.

Witness my hand and official seal this 18 day of November, 2021.

_____
Notary Public at Large
My commission expires: Feb 11 2025

(Notary Seal)

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596091
My Comm. Expires Feb 11, 2025

Certificate of Authenticity

I, **Joshua A. Terry**, 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 11/18/21.

Affiant Signature

11/22/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/22/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON