Karen Johnson Davidson County
Batch# 763558 DEEDWARR
12/01/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,652.79
20211201-0158305

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7958

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22 day of November, 2021

Notary Public

Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Joanna W. Richt and David Richt<br>257 Burgandy Hill Road<br>Nashville, TN 37211 | Capstar Bank<br>2002 Richard Jones Road<br>Suite A300 Nashville, TN 37215 | 172-12-0A-138.00-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

**David LaGrange Richt and wife Joanna Wakefield Richt, a married couple**

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. 90 on the Plan of Bradford Hills, Section Nine of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 414 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 Benjamin Pellicani and Amber G. Pellicani, husband and wife by Warranty deed from William Kevin Williams and Christi Williams, husband and wife of record in Instrument No. 20141105-0102069 Register's Office for Davidson County, Tennessee, dated November 03, 2014 and recorded on November 05, 2014.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Benjamin Pellicani and Amber G. Pellicani, husband and wife of record in Instrument No. 20210915-0124174 Register's Office for Davidson County, Tennessee, dated September 10, 2021 and recorded on September 15, 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: 257 Burgandy Hill Road, 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 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 22nd day of November, 2021.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., a Delaware corporation, as its Trust Manager

By: _____

Name: Jacob Norgord

Title: Authorized Signer

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named JACOB NORGORD, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Signer of Opendoor Labs Inc., a Delaware corporation, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 22nd day of November, 20 21.

_____
Notary Public at Large
My commission expires: 01-15-2021

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 11/22/2021.

George E. Mudter, Jr.
Dated 11/22/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 11/22/2021

My commission expires 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023