Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6386

Karen Johnson Davidson County
Batch# 770404 DEEDWARR
12/09/2021 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $771.45
20211209-0162994

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of November, 2021

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patrick Stephen Monnius and Mark S. Monnius 1404 Quail Run Nashville, TN 37214	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	108-08-0E-007.00-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

Patrick Stephen Monnius, an unmarried man and Mark S. Monnius, an unmarried man

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 No.7, Lot No.62 on the Plan of Condominium Site Plan, Phase 6, Lots 25,26,27,28,53,54,55,62,63,64,65,66,67,&68, Section Three, Quail Valley, of Record in Plat Book 5800, Page(S) 127 and 128, in 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 Dana Chapman, a single person and Deborah Sheets, a single woman, joint tenants by Warranty deed from Susie J. Morgan, an unmarried woman of record in Instrument No. 20180416-0035487 Register's Office for Davidson County, Tennessee, dated April 11, 2018 and recorded on April 16, 2018.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty deed from Dana Chapman, a Single Person and Deborah Sheets, A single Women, Joint tenants of record in Instrument No. 20210416-0050873 Register's Office for Davidson County, Tennessee, dated April 14, 2021 and recorded on April 16, 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: 1404 Quail Run, Nashville, TN 37214

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: Nidia Ryan

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 Nidia Ryan, 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 Signer for Opendoor Labs Inc., and that he/she is authorized by Opendoor Labs Inc. to execute this instrument on its behalf as such Authorized Signer.

Witness my hand and official seal this 29th day of November, 2021.

_____
Notary Public at Large
My commission expires: 06/11/2024

(Notary Seal)

Notary Public State of Arizona
Maricopa County
Kendyl C Wells
My Commission Expires 06/11/2024
Commission Number 582617

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 11-29-21.

Affiant Signature

12-3-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12-3-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/1/2021
COUNTY OF WILLIAMSON