Karen Johnson Davidson County
Batch# 782517 DEEDWARR
01/03/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,138.60
20220103-0000053

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8630

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $578,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of December, 2021

Notary Public

Commission Expires: 8-1-23

MARIAH HOWELL
Notary Public, State of Arizona
Maricopa County
Commission # 567691
My Commission Expires
August 01, 2023

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Kathleen Timberlake and<br>Jonathan Timberlake<br>1910 A Sheridan Road<br>Nashville, TN 37206 | FirstBank<br>7442 Shallowford Road<br>Chattanooga, TN 37421 | 072-16-3A-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

**Kathleen Timberlake and Jonathan Timberlake, wife and husband**

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 the 1910 Sheridan Road Townhouses, as established in Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20160608-0057698, in the Register's Office of Davidson, Tennessee, to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for more particular description of said property.

Being the same property conveyed to Shyetta Clark and Tatiana Clark, a married couple by Warranty Deed from Gerald P. Durant II and Elise C. Durant, husband and wife of record in Instrument No. 20190815-0081741 Register's Office for Davidson County, Tennessee, dated August 14, 2019 and recorded on August 15, 2019.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Shyetta S. Clark and Tatiana C. Clark, a married couple of record in Instrument No. 20210607-0076168 Register's Office for Davidson County, Tennessee, dated June 3, 2021 and recorded on June 7, 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: 1910 A Sheridan Road, Nashville, TN 37206

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

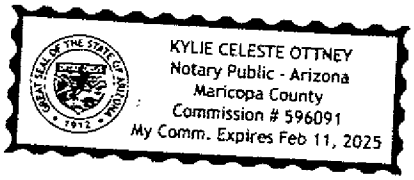
COUNTY OF Maricopa

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 21 day of December, 2021.

Notary Public at Large
My commission expires: Feb 11 2025

(Notary Seal)



# 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 12/21/2021.

Affiant Signature

12/23/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/23/2021.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON