Karen Johnson Davidson County
Batch# 784953 DEEDWARR
01/05/2022 11:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,143.30
20220105-0002039

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8632

BAILEY CLARK CASSELMAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 587527
Expires August 15, 2024

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~Williamson~~ Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of December, 2021

Notary Public

Commission Expires: 08/15/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jorge Calderon Huerta 1283 Old Hickory Boulevard Nashville, TN 37207	First National Bank of Pulaski 200 East Main Street McMinnville, TN 37110	041-00-0-062.01

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

Jorge Calderon Huerta

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 part of Lot No. 2 on the Map of the Lands of K.J. Morris, deceased, as of record in Book 57, page 49, Register's Office for said County, and described according to a survey made by E. L. Miller & Company, dated May 23, 1963, as follows:

Beginning at a point on the southerly margin of Old Hickory Boulevard, said point being 242 feet northwesterly from a concrete monument at the beginning of a tangent at Lawing Drive, as shown on the Plan of Bell Knob, as of record in Book 2854, page 116, Register's Office for Said County; thence south 31 Degree 55' West 240 feet; thence north 58 Degree 05' West 85 feet; thence north 31 Degree 55' East 240 feet to the Southerly margin of Old Hickory Boulevard; thence with the same, South 58 Degree 05' East 85 feet to the point of Beginning.

Being the same property conveyed to C.E. Capps and wife, Jane D. Capps by Warranty and Deed of Correction is Recorded on Book 4393, Page 584, Dated January 20, 1970 and recorded on January 26, 1970 deed from William H, Rainsford and Wife, Helen Rainsford of record in Book 4267, page 9, Register's Office for Davidson County, Tennessee, dated September 09, 1968 and recorded on September 10, 1968. (Value or consideration shown in aforementioned deed $17,000.00.)

The said C.E. Capps having died on or about September 14, 1992, leaving Jane D. Capps as surviving tenant by the entirety.

Being the same property conveyed to Joseph Eugene Capps by Quitclaim deed from Jane D. Capps, reserving unto herself a life estate of record in Instrument No. 20050512-

0053990 Register's Office for Davidson County, Tennessee, dated April 21, 2005 and recorded on May 12, 2005.

Being the same property conveyed to Jane D. Capps by Quitclaim deed from Joseph Eugene Capps, married of record in Instrument No. 20150921-0095950 Register's Office for Davidson County, Tennessee, dated September 02, 2015 and recorded on September 21, 2015.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Jane D. Capps, an unmarried woman of record in Instrument No. 20210823-0113703 Register's Office for Davidson County, Tennessee, dated August 06, 2021 and recorded on August 23, 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: 1283 Old Hickory Boulevard, Nashville, TN 37207

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 28 day of December, 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 12/28/21.

Affiant Signature

12/29/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/29/21.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON