Karen Johnson Davidson County
Batch# 797880 DEEDWARR
01/31/2022 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20220131-0011173

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr.
290
Brentwood, TN 37027
B-21-9198

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of January, 2022

Notary Public

Commission Expires: 6-21-25

DAVID R. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Do Khan Lian and Thang Gin Sang 277 Paragon Mills Road Nashville, TN 37211	New owner	134-13-0-008.00

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

Do Khan Lian, married 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 Lot No. 66 on the Plan of Kenilworth Estates, Section Two of record in Plat Book 2900, Page 126, 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 Larry B. Stembridge and wife, Karla G. Stembridge by Warranty deed from Sharon Morgan Hansel and husband, Johnny Hansel of record in Book 6699, page 771, Register's Office for Davidson County, Tennessee, dated October 29, 1985 and recorded on October 29, 1985.

Being the same property conveyed to Brandon Adams, Trustee of the 277 Paragon Mills RD Trust by Warranty deed from Karla G. Stembridge, unmarried of record in Instrument No. 20211026 0143980 Register's Office for Davidson County, Tennessee, dated October 25, 2021 and recorded on October 26, 2021.

The said Larry G. Stembridge died on 02/12/2020, leaving Karla G. Stembridge as the surviving tenant by the entirety.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty deed from The 277 Paragon Mills Trust of record in Instrument No. 20211122-0155057 Register's Office for Davidson County, Tennessee, dated November 15, 2021 and recorded on November 22, 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: 277 Paragon Mills 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 19 day of January, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Blake Hardy

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 Blake Hardy, 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 signor for Opendoor Labs Inc., and that he/she is authorized by Opendoor Labs Inc. to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand and official seal this 19 day of January, 2022.

_____
Notary Public at Large
My commission expires: 5/11/2024

OLLIE IVY, JR
Notary Public
Commission Number 583795
Expires: May 11, 2024
Pinal County

Tennessee Certification of Electronic Document

I, Kayla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 1/19/2022 (date of document).

Affiant Signature

1/20/2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 20th day of January, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25