Prepared by and return to:
Seth McNamee
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 799297 DEEDWARR
02/02/2022 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,002.70
20220202-0012315

WARRANTY DEED

Effective as of **21st day of January, 2022,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Opendoor Property Trust I** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **VM PRONTO, LLC, a Delaware Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Willow Trace Subdivision, Phase Two of record in Plat Book 7900, Page 46, as amended in Book 10116, Page 963 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 Opendoor Property Trust I, a Delaware Statutory Trust, by Warranty Deed from William Brown III, unmarried, of record in Instrument No. 20210921-0126625, in the Register's Office of Davidson County, Tennessee, dated September 13, 2021 and recorded on September 21, 2021.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

WITNESS the Grantor's hand in Maricopa County, State of Arizona on this the 20th day of January, 2022

Opendoor Property Trust I:

By: Damaris Duke
Its: authorized signer

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~SHELBY~~ Maricopa

On this 20th day of Jan., 2022, before me personally appeared Damaris Duke as authorized signer for Opendoor Property Trust I, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of Jan., 2022.

Notary Signature
My commission expires: 01-15-2025

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

New Owner Name and Address to: VM PRONTO, LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1400 Rock Creek Court Whites Creek, TN 37189 Mail tax bills to: VM PRONTO, LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 049 16 0A 057.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 271,000.00 AFFIANT Subscribed and sworn to before me this 28th day of January, 2022 NOTARY PUBLIC Commission expires: 01/15/2025

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

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 January 21, 2022 (date of document).

Affiant Signature

1/24/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 24th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

