Karen Johnson Davidson County
Batch# 804491 DEEDWARR
02/14/2022 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220214-0016274

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-9184

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of January, 2022, Jacob Nolgard, Auth signer of Opendoor.

Notary Public

Commission Expires: 5-18-2024

ALESSANDRA VALENZA
Notary Public, State of Arizona
Maricopa County
Commission # 587498
My Commission Expires
May 18, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin Littlejohn and Abigail Kawa 1903 Valley Park Drive Nashville, TN 37216	New Owner	072-16-0-081.00

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

Abigail Kawa, a single woman and Justin Littlejohn, a single man, as joint tenants

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. 74 on the Plan of Burchwood Gardens, Section Two, of record in Plat Book 2900, Page 66, 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 Kathryn Margaret Mendez, a single woman, by Warranty deed from Joseph Robert Williams and Kristina Blis Williams, fka Kristina Blis Newgarden, husband and wife, of record in Instrument No. 20190408-0031770 Register's Office for Davidson County, Tennessee, dated April 5, 2019 and recorded on April 8, 2019.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Kathryn Margaret Mendez and Thomas Parsons, husband and wife, of record in Instrument No. 20211124-0156138 Register's Office for Davidson County, Tennessee, dated November 16, 2021 and recorded on November 24, 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: 1903 Valley Park Drive, Nashville, TN 37216

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 28th day of January, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Jacob Norgard

Title: Authr. 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 Jacob Norgard, 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 28 day of JAN, 2022

_____
Notary Public at Large
My commission expires: 5-18-2024

ALESSANDRA VALENZA
Notary Public, State of Arizona
Maricopa County
Commission # 587498
My Commission Expires
May 18, 2024

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 1/28/22 (date of document).

Connie Taylor
Affiant Signature

2/1/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

