Karen Johnson Davidson County
Batch# 804569 DEEDWARR
02/14/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220214-0016390

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-9128

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant Amy Reidy, Attn Signer

OFFICIAL SEAL
Jennifer King
NOTARY PUBLIC - ARIZONA
Maricopa County
COMM # 598120
My Comm. Expires Feb. 8,2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of January, 2022

Notary Public

Commission Expires: 2-8-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
George Melek 920 Fernhurst Court Antioch, TN 37013	New owner Pinnacle Bank 150 3rd Avenue South, Suite 1000 Nashville, TN 37201	151-09-0A-330.00-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

George Melek, an unmarried 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:

Being all of Lot No. 313, on the plan of Long Hunter Chase, Phase 3, Section 3, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20081014-0103113, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Robert John Coleman, an unmarried man by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20160624-0064468 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 24, 2016.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Robert John Coleman and Amanda Coleman, husband and wife of record in Instrument No. 20211202-0159954 Register's Office for Davidson County, Tennessee, dated November 24, 2021 and recorded on December 2, 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: 920 Fernhurst Court, Antioch, TN 37013

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 31st day of January, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Amy Rodd

Title: Asst Sign

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amy Rodd, 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 31 day of Jan, 2022.

_____
Notary Public at Large
My commission expires: 2-8-2025

OFFICIAL SEAL
Jennifer King
NOTARY PUBLIC - ARIZONA
Maricopa County
COMM # 596120
My Comm. Expires Feb. 8,2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 31, 2022.

J. Carlton Drumwright

January 31, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 31, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY