Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8679

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of February, 2022

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 809717 DEEDWARR
02/23/2022 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20220223-0020286

Address of New Owner	Send Tax Bills To:	Map & Parcel
George Wesley Smiley 916 Due West Avenue North Madison, TN 37115	Wilson Bank & Trust 1436 West Main Street Lebanon, TN 37087	051-01-0-015.00

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

George Wesley Smiley

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. 21 on the Map of Due West Valley Acres, not of record, described according to a survey made by H.R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the north margin of Due West Avenue at the corner of Lots Nos. 20 and 21; thence with the line between said lots, northerly 549.40 feet; thence easterly 80.37 feet to the corner of Lots Nos. 21 and 22; thence with the line between said lots, southerly 524.86 feet to the north margin of Due West Avenue; thence with the margin of the same westerly 107.27 feet to the beginning.

Being the same property conveyed to Christopher Boehm by Warranty Deed from Richard N. Gilbert and Eileen Rose Giadone, husband and wife, of record in Instrument No. 20190228-0018332 Register's Office for Davidson County, Tennessee, dated February 27, 2019 and recorded on February 28, 2019.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statuary trust, by Warranty Deed from Christopher Boehm and Cassondra Fischer, husband and wife, of record in Instrument No. 20210726-0099931 Register's Office for Davidson County, Tennessee, dated July 20, 2021 and recorded on July 26, 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: 916 Due West Avenue North, Madison, TN 37115

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 8 day of February, 2022

_____

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 2/8/22.

Affiant Signature

2/11/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/11/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON