Karen Johnson Davidson County
Batch# 813000 DEEDWARR
03/01/2022 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220301-0023149

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-359

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of February, 2022

Notary Public

Commission Expires: NOV. 24, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leslie McCabe 608 Mercer Drive Hermitage, TN 37076	~~Newowner~~ Churchill Mortgage Corp. 1749 Mallory Ln. Ste. 100 Brentwood, TN 37027	075-11-0-045.00

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

Leslie McCabe, single woman

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. 417 on the Plan of Highlands of Tulip Grove, Section 3-A, as shown on plat of record in Plat Book 5210, Page 229, 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 John Coulter, unmarried, and Michael Davis, unmarried, as tenants in common with right of survivorship by Warranty deed from Christine Hynek, unmarried of record in Instrument No. 20160914-0096633 Register's Office for Davidson County, Tennessee, dated September 12, 2016 and recorded on September 14, 2016.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from John Coulter, unmarried and Michael Davis, unmarried of record in Instrument No. 20211209-0163718 Register's Office for Davidson County, Tennessee, dated November 11, 2021 and recorded on December 09, 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: 608 Mercer Drive, Hermitage, TN 37076

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 14 day of February, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Damaris Duke

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 Damaris Duke, 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 14 day of Feb, 2022

_____
Notary Public at Large
My commission expires: Nov. 24, 2024

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 2/10/22 (date of document).

Affiant Signature

2/17/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17 day of Feb., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County