Karen Johnson Davidson County
Batch# 813807 DEEDWARR
03/02/2022 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220302-0023614

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-353

STATE OF AZ
COUNTY OF MARICOPA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

ANITA L LARSEN
Notary Public - Arizona
Maricopa County
Commission # 577442
My Comm. Expires Nov 10, 2023

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of February, 2022

Notary Public

Commission Expires: NOV. 10, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Caleb McCurry 4775 Trenton Drive Hermitage, TN 37076	New owner	075-04-0-201.00

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

Caleb McCurry, an unmarried

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. 448 on the Plan of Tulip Grove, Section Seven, of record in Plat Book 4300, Page 186, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 448, being a corner lot, has frontages of 119.82 feet on the Southerly side of Phoenix Drive and 95.04 feet on the Westerly side of Trenton Drive connected by a 25 foot radius curve with length 39.27 feet and runs back 120.04 feet on the Westerly line and 144.82 feet on the Southerly line to a point.

Being the same property conveyed to Warren L. Reed, and Barbara Reed, husband and wife, by Warranty Deed from David L. Murphy and wife, Tammie J. Murphy, of record in Instrument No. 20141114-0105079 Register's Office for Davidson County, Tennessee, dated November 13, 2014 and recorded on November 14, 2014.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Warren L. Reed, and Barbara Reed, husband and wife of record in Instrument No. 20210819-0112318 Register's Office for Davidson County, Tennessee, dated August 13, 2021 and recorded on August 19, 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: 4775 Trenton 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 16th day of February, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: KYLIE OTTNEY

Title: AUTH SIGNER

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 KYLIE OTTNEY AUTH SIGNER 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 16 day of FEB., 2022.

ANITA L LARSEN
Notary Public - Arizona
Maricopa County
Commission # 577442
My Comm. Expires Nov 10, 2023

_____
Notary Public at Large
My commission expires: NOV. 10, 2023

Tennessee Certification of Electronic Document

I, Kesha Herron 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 2-16-22.

Kesha Herron

Affiant Signature

2-18-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of February, 2022

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Notary's Signature
My Commission Expires: 7/9/24