Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-586

STATE OF ARIZONA
COUNTY OF MARICOPA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00

YVONNE VAN DAMME
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23 day of February, 2022

Notary Public

Commission Expires: 05/11/2024

OLLIE IVY, JR
Notary Public
Commission Number 583795
Expires: May 11, 2024
Pinal County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Boulton Properties LLC , a Delaware limited liability company c/o RENU Mangement 1950 E. Greyhound Pass, Suite 18-355 Carmel, IN 46033	Boulton Properties LLC, a Delaware Limited liability company c/o RENU Management 1950 E. Greyhound Pass, Suite 18-355 Carmel, IN 46033	150-07-0-058

Karen Johnson Davidson County
Batch# 816413 DEEDWARR
03/07/2022 10:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,357.90
20220307-0025557

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

Boulton Properties LLC , a Delaware limited liability company

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. 65 on the Plan of Towne Village of the Country, Section 1, of record in Plat Book 5200, Pages 55 and 56, 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 premises conveyed unto Robert Maynard Mcintosh, III, a single man, by virtue of warranty deed from Teka M. Canady FKA Teka M. Jackson, dated November 30, 2018, recorded December 6, 2018, in instrument: 20181206-0119295.

Being the same premises conveyed unto Opendoor property trust i, by virtue of warranty deed from Robert Maynard McIntosh III, a single man, dated December 3, 2021, recorded December 9, 2021, in instrument: 20211209-01653531.

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: 204 New Towne 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.

TITLE SEARCH WAS PROVIDED BY A THIRD PARTY IN PREPARATION OF THIS WARRANTY DEED. PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Dated this the 23 day of February, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: Yvonne Van Damme

Name: YVONNE VAN DAMME

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 YVONNE VAN DAMME, 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 23 day of FEB, 2022.

Notary Public at Large
My commission expires: 05/11/2024

OLLIE IVY, JR
Notary Public
Commission Number 583795
Expires: May 11, 2024
Pinal County

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE UPDATE

PROPERTY ADDRESS 204 NEW TOWNE COURT CITY ANTIOCH

Pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act" *Tennessee Code Annotated, § 66-5-201, et seq.*, the undersigned Seller hereby supplements the Residential Property Condition Disclosure information previously furnished by Seller to Buyer, as follows (Seller[s] check the appropriate box and write out the changes, if any are reported):

☒ **NO CHANGES**
To the best of the knowledge, information and belief of the undersigned, the condition of the Property is substantially the same as it was when the Residential Property Condition Disclosure form was provided to the Buyer.

☐ **CHANGES TO REPORT**
The changes shown below, which may be material to the physical condition of the Property, have occurred or been observed since the Residential Property Condition Disclosure form was provided to the Buyer. This statement is given in good faith to the best of Seller's knowledge, information and belief, and is not intended to create warranties or guarantees which are not already made in the specific provisions of the contract or imposed by applicable law.

CHANGES REPORTED

IN WITNESS WHEREOF, the information herein is certified by Seller and acknowledged as received by Buyer upon the dates indicated.

Transferor (Seller)	Yvonne Van Dam	Date 02/23/2022	Time
Transferor (Seller)	As Authorized Signor	Date	Time
Transferee (Buyer)	Authorized Signor: Traves Bonwell	Date	Time
Transferee (Buyer)		Date	Time

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TENNESSEE TITLE SERVICES, LLC
SELLERS PROPERTY DISCLOSURE

Re: 204 New Towne Court, Antioch, TN 37013

Pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act" Tennessee Code Annotated Sections 66-5-205, et seq., the undersigned hereby supplements the Residential Property Condition Disclosure information previously furnished by Seller to Buyer, as follows (Seller(s) initial appropriate line and write out the changes if any are reported):

_____ NO CHANGES

To the best of the knowledge, information, and belief of the undersigned, the condition of the subject Property sold is substantially the same as it was when the Residential Property Condition Disclosure form was provided to the Buyer.

_____ CHANGES TO REPORT

The changes shown below, which may be material to the physical condition of the property, have occurred or been observed since the Residential Property Condition Disclosure form was provided to the Buyer. This statement is given in good faith of the best of Seller's knowledge, information, and belief, and is not intended to create warranties or guarantees which are not already made in the specific provisions of the contract or imposed by applicable law.

_____ EXEMPT FROM REPORTING

The Property meets one of the exemptions as found in the Tennessee Residential Property Disclosure Act *(Tennessee Code Annotated, 66-5-201, et seq.),* incorporated herein by reference, and is therefore exempt from the Tennessee Residential Property Disclosure Act.

CHANGES REPORTED

_____

_____

_____

_____

IN WITNESS WHEREOF, the information hereon is certified by Seller and acknowledged as received by Buyer upon the dates indicated.

Transferor (Seller) [redacted] Date 02/28/2022
Opendoor Property Trust I, a Delaware statutory trust

Transferor (Seller)_____ Date _____

Transferee (Buyer)_____ Date _____
Boulton Properties LLC , a Delaware limited liability company

Transferee (Buyer)_____ Date _____

Tennessee Certification of Electronic Document

I, Samantha Herrmann, 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 2/23/2022 (date of document).

Samantha Herrmann
Affiant Signature

2/24/2022
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 24th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries