Karen Johnson Davidson County
Batch# 822673 DEEDWARR
03/15/2022 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220315-0030130

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-640

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

ALLISON MARIE PALMA
Notary Public - Arizona
Maricopa County
Commission # 610044
My Comm. Expires Aug 4, 2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 04 day of March, 2022

Notary Public

Commission Expires: 08/04/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Morgan Nguyen 386 Tusculum Road Nashville, TN 37211	Morgan Nguyen 386 Tusculum Road Nashville, TN 37211	161-04-0-133-00

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

Morgan Nguyen, a single person

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. 11 on the Plan of Tusculum Fields, as of record in Book 2330, page 16, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of Tusculum Road at the corner of Lots Nos. 11 and 12; thence Northwardly 140 feet to a concrete monument, the common corner of Lots 11, 12 and 23; thence with the line between Lots 11 and 23, Westwardly 116 feet to a point in the Easterly margin of Raywood Lane; thence with the margin of same, Southwardly 115 feet to a point, the beginning of a curve; thence Southeastwardly around said curve, 39.27 feet to a point in the Northerly margin of Tusculum Road; thence with the margin of same, Eastwardly 91 feet to the beginning.

Being the same property conveyed to Robert M. Francis and wife, Shirley B. Francis by Installment Deed from The Union Acceptence Corporation, a Tennessee corporation of record in Book 3163, page 361, Register's Office for Davidson County, Tennessee, dated December 08, 1960 and recorded on December 09, 1960.

The said Robert M. Francis having died on or about July 18, 1998, leaving Shirley B. Francis as surviving tenant by the entirety. See Continuous Marriage Affidavit of record in Instrument No. 20211124-0155828, aforementioned Register's Office.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Shirley B. Francis, a/k/a Shirley A. Francis, widowed, surviving spouse of Robert M. Francis, deceased of record in Instrument No. 20211124-0155829 Register's Office for Davidson County, Tennessee, dated November 16, 2021 and recorded on November 24, 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: 386 Tusculum Road, Nashville, TN 37211

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 04 day of March, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Aimee Zwolle

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 Aimee Zwolle, 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 04 day of March, 2022.

ALLISON MARIE PALMA
Notary Public - Arizona
Maricopa County
Commission # 610044
My Comm. Expires Aug 4, 2025

_____
Notary Public at Large
My commission expires: 08/04/25

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 03/04/2022 (date of document).

Jennifer Russell
Affiant Signature

3/8/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of March 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.