Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 827497 DEEDWARR
03/24/2022 09:27:19 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20220324-0033844

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1096

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR V.
WHICHEVER IS GREATER, FOR THIS
$520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18 day of March, 2022

Notary Public

Commission Expires: 08/15/2024

BAILEY CLARK CASSELMAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 587527
Expires August 15, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christine Garrett 2684 Hartford Drive Nashville, TN 37210	New owner	119-06-0-371.00

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

Christine Garrett, an unmarried 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. 1, Re-Subdivision of Lot 1 of Bryant Heights, of record in Plat at Instrument No. 20170801-0078210, 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 Kathleen T. Guzic and Ante Guzic, wife and husband by Warranty Deed from Jason Bockman, married of record in Instrument No. 20180328-0028989 Register's Office for Davidson County, Tennessee, dated March 26, 2018 and recorded on March 28, 2018.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Kathleen T. Guzic and Ante Guzic, wife and husband of record in Instrument No. 20211129-0156684 Register's Office for Davidson County, Tennessee, dated November 16, 2021 and recorded on November 29, 2021.

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 2684 Hartford Drive, Nashville, TN 37210.

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: 2684 Hartford Drive, Nashville, TN 37210

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 18 day of March, 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 Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kylie Ottney, 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 18 day of March, 2022.

BAILEY CLARK CASSELMAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 587527
Expires August 15, 2024

(Notary Seal)

_____
Notary Public at Large
My commission expires: 08/15/2024