Karen Johnson Davidson County
Batch# 839779 DEEDWARR
04/14/2022 10:56:06 AM 6 pgs
Fees: $33.00 Taxes: $1,451.51

20220414-0043389

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Tennessee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,300.00

Raynna Ingram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2022.

Robin Zaleski
Notary Public

MY COMMISSION EXPIRES: 04/21/2024
(AFFIX SEAL)

04-NSH22-03901

Address of New Owner:	Send Tax Bills to:	Tax Information:
Opendoor Property Trust I 1241 Canyon Ridge Court Antioch, TN 37013	Opendoor Property Trust I 410 N Scottsdale Road, Ste 1600 Tempe, AZ 85281	149-07-0B-041.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fredonna Paschal, Carlita Willis, Carlina Harris, Bernadette Paschal-Graffread devisees under the Last Will and Testatment of Brent Emanuel Paschal, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Opendoor Property Trust I, a Delaware statutory trust** hereinafter called the Grantees, their successors 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. 211 on the Plan of Canyon Ridge Subdivision, Phase 2, of record in Book 9700, Page 805, as amended in Instrument No. 20031124-0170362 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 Brent E. Paschal, unmarried by Warranty Deed from Stonemark Homes, LLC of record in Instrument No. 20060609-0068657 Register's Office for Davidson County, Tennessee, dated May 31, 2006 and recorded on June 09, 2006. (Value of consideration shown in aforementioned deed $202,990.00.) The said Brent E. Paschal, also known as Brent Emanuel Paschal, having since died testate on September 27, 2021. The Last Will and Testament of Brent Emanuel Paschal currently being probated in the Circuit Court of Davidson County, Tennessee, Docket No. 21P2154. Letter Testamentary issued to Bernadette Paschal-Graffread, Executrix. The devisees under the Last Will and Testament of Brent Emanuel Paschal are Fredonna Paschal, Carlita Willis, Carlina Harris and Bernadette Paschal-Graffread.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1241 Canyon Ridge 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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.

WITNESS my hand this 6th day of April, 2022

Fredonna Paschal, devisee under the Last Will and Testament of Brent Emanuel Paschal, deceased

Fredonna Paschal

STATE OF California

COUNTY OF San Bernardino

On this 7 day of April, 2022, before me personally appeared Fredonna Paschal, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at Victorville, Ca, this 7 day of April, 2022

Notary

My Commission Expires: 08-27-2025

UPS420 L. HALVORSEN COMM. #2372504 NOTARY PUBLIC CALIFORNIA SAN BERNARDINO COUNTY My Comm. Expires Aug 27, 2025 UPS420

Carlita Willis, devisee under the Last Will and Testament of Brent Emanuel Paschal, deceased

Carlita Willis

STATE OF _____

COUNTY OF _____

On this ____ day of _____, 2022 before me personally appeared Carlita Willis to me known to be the person described in and who executed the foregoing instrument, and acknowledge that such person executed the same as such person free act and deed.

Witness my hand at _____, this ____ day of _____, 2022

Notary

My Commission Expires: _____

Carlina Harris, devisee under the Last Will and Testament of Brent Emanuel Paschal, deceased

Carlina Harris

STATE OF

defend the title to said land to 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.

WITNESS my hand this 6th day of April, 2022

Fredonna Paschal, devisee under the Last Will and Testament of Brent Emanuel Paschal, deceased

_____
Fredonna Paschal

STATE OF _____

COUNTY OF _____

On this ____day of _____, 2022, before me personally appeared Fredonna Paschal, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at _____, this __day of ____, 2022

_____
Notary

My Commission Expires;_____

Carlita Willis, devisee under the Last Will and Testament of Brent Emanuel Paschal, deceased

Carlita Willis
Carlita Willis

STATE OF Georgia

COUNTY OF Fayette

On this 7 day of April, 2022 before me personally appeared Carlita Willis to me known to be the person described in and who executed the foregoing instrument, and acknowledge that such person executed the same as such person free act and deed.

Witness my hand at _____, this 7 day of April, 2022

Jericka Tiara Rhodes
Notary

My Commission Expires: 6/1/2025

JERICKA TIARRA RHODES
Notary Public - State of Georgia
Clayton County
My Commission Expires Jun 1, 2025

Carlina Harris, devisee under the Last Will and Testament of Brent Emanuel Paschal, deceased

_____
Carlina Harris

STATE OF _____

COUNTY OF _____

On this____day of _____, 2022 before me personally appeared Carlina Harris to me known to be the person described in and who executed the foregoing instrument, and acknowledge that such person executed the same as such person free act and deed.
Witness my hand, at _____, this ___day of ____, 2022

defend the title to said land to 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.

WITNESS my hand this 6th day of April, 2022

Fredonna Paschal, devisee under the Last Will and Testament of Brent Emanuel Paschal, deceased

_____
Fredonna Paschal

STATE OF _____

COUNTY OF _____

On this _____day of _____, 2022, before me personally appeared Fredonna Paschal, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at _____, this ___day of _____, 2022

_____
Notary

My Commission Expires:_____

Carlita Willis, devisee under the Last Will and Testament of Brent Emanuel Paschal, deceased

_____
Carlita Willis

STATE OF _____

COUNTY OF_____

On this____day of_____, 2022 before me personally appeared Carlita Willis to me known to be the person described in and who executed the foregoing instrument, and acknowledge that such person executed the same as such person free act and deed.

Witness my hand at _____, this ____day of_____, 2022

_____
Notary

My Commission Expires:_____

Carlina Harris, devisee under the Last Will and Testament of Brent Emanuel Paschal, deceased

Carlina Harris

STATE OF California ,

COUNTY OF San Bernardino

On this____day of_____, 2022 before me personally appeared Carlina Harris to me known to be the person described in and who executed the foregoing instrument, and acknowledge that such person executed the same as such person free act and deed.

Witness my hand, at _____, this ___day of _____, 2022

Aug. 23, 2025

SEE ATTACHED
NOTARIAL CERTIFICATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN BERNARDINO)

On 04 / 07 / 2022 before me, ALYSSA DE HOYOS , NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared Carlina Harris
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALYSSA DE HOYOS
COMM. #2371996
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires Aug. 23, 2025

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 04/07/2022 Number of Pages: _____
Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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Bernadette Paschal-Graffread, in her capacity as Executrix of the Estate of Brent Emanuel Paschal, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquising any right to recover the subject proeprty in the event of a subsequent insolvency of this Estate.

BY: Bernadette Paschal-Graffread
Bernadette Paschal-Graffread, Executrix

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bernadette Paschal-Graffread, Executrix of the Estate of Brent Emanuel Paschal, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 6 day of April, 2022.

Robin Zaleski
Notary

My Commission Expires: 09/21/2024

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Bernadette Paschal-Graffread, devisee under the Last Will and Testament of Brent Emanuel Paschal, deceased

Bernadette Paschal-Graffread
Bernadette Paschal-Graffread

STATE OF Tennessee

COUNTY OF Rutherford

On this 6 day of April, 2022 before me personally appeared Bernadette Paschal-Graffread to me known to be the person described in and who executed the foregoing instrument, and acknowledge that such person executed the same as such person free act and deed.
Witness my hand, at Smyrna, this 6 day of April, 2022

Robin Zaleski
Notary

My Commission Expires: 09/21/2024

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY