Karen Johnson Davidson County
Batch# 840180 DEEDWARR
04/14/2022 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.37
20220414-0043752

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-1771

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $380,100.00

Affiant

Subscribed & sworn to before me, this 7TH day of APRIL, 2022

Notary Public

My Commission Expires: 10/26/25

Property Address: 173 Ocala Drive, Nashville, TN 37211 **Map/Parcel Number:** 162 06 0 295.00	**Name & Address of New Owner** TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 9200 E Hampton Drive, Capitol Heights, MD 20743	**Send Tax Bills To:** TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 9200 E Hampton Drive, Capitol Heights, MD 20743

Effective as of **8th day of April, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Opendoor Property Trust I, A Delaware Statutory Trust,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Valley Green of record in Plat Book 4460, Page (s) 96 and 97, 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 Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed from Laura S. Suleiman, a married woman and joined by her spouse, Ferhad Suleiman, of record in Instrument No. 20211115-0151623, in the Register's Office for Davidson County, Tennessee, dated November 4, 2021 and recorded on November 15, 2021.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is **lawfully seized and possessed of said land in** fee simple, has a good right to convey it and the land **is unencumbered, unless otherwise stated in** this deed; and Grantor does further covenant and **bind Grantor and Grantor's heirs and** representatives, to warrant and forever defend the **title to the said land to the Grantee and** Grantee's successors, 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 the Grantor's hand on this 06th day of April 2022

GRANTOR:

Opendoor Property Trust I, A Delaware Statutory Trust

By: _____

Jacob Norgard, Authorized Signatory

STATE OF Arizona
COUNTY OF Maricopa

On this 06th **day of** April **, 2022, before me personally appeared** Jacob Norgard **authorized signatory of Opendoor Property Trust I A Delaware Statutory Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 06 **day of** April **, 2022.**

_____
Notary Signature
My commission expires: 4/25/2025

AMANDA YOUWANES
Notary Public - Arizona
Maricopa County
Commission # 601892
My Comm. Expires Apr 25, 2025

Tennessee Certification of Electronic Document

I, Stevie Friesth 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 April 8, 2022 (date of document).

Affiant Signature

April 8, 2022
Date

State of Tennessee

County of Shelby

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

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

