This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 843037 DEEDWARR
04/20/2022 10:55:49 AM 2 pgs
Fees: $13.00 Taxes: $2,333.96
20220420-0045625

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Opendoor Property Trust I 410 N Scottsdale Rd. Suite 1600 Tempe, AZ 85281	Opendoor Property Trust I 410 N Scottsdale Rd. Suite 1600 Tempe, AZ 85281	072-03-0-385.00

THIS INDENTURE, made this 19th day of April, 2022 between

Joyce Giles fka Joyce Johnson and husband, Sam Giles

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Opendoor Property Trust I

of Tempe, Arizona, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the First Revision of H.G. Hill Lots 3 & 4 of the Re-subdivision of Lots 172-175, 178 & 179, Inglewood Place, Plat Book 9700, Page 272, of record in Instrument No. 20020430-0052831, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joyce Johnson, married by Quitclaim Deed dated 12/07/2016 from Philip Johnson, unmarried of record in Instrument Number 20161207-0128697 and to Philip Johnson by Quitclaim Deed dated 06/05/2015 from Joyce Johnson of record in Instrument No. 20150605-0053159 and to Joyce Johnson, unmarried by Warranty Deed dated 06/20/2003 from Stewart Building Group, LLC of record in Instrument Number 20030624-0086814, Register's Office for Davidson, Tennessee.

This is (X) improved ( ) unimproved property known as: 1113 Howard Ave., Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2022 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Joyce Giles
Joyce Giles

Sam Giles
Sam Giles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joyce Giles and Sam Giles, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of April, 2022.

Melissa Heavener
Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $630,800.00.

Joyce Giles
Affiant

Sworn to and subscribed before me, this 19th day of April, 2022.

Melissa Heavener
Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023