WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. H16580-DJ

Karen Johnson Davidson County
Batch# 844326 DEEDWARR
04/22/2022 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220422-0046971

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1511

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Richard McClure III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of April, 2022

Notary Public

Commission Expires: 1-16-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Richard McClure and Adriana Valtierra 442 Lemont Drive Nashville, TN 37216	New Owner	061-05-0A-003.00-CO

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

Richard McClure, III, unmarried and Adriana Valtierra, unmarried, as joint tenants with right of survivorship

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 Unit No. 22 as created and established by the Master Deed and By-Laws for Poplar Glen a Horizontal Property Regime of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office as shown and described on the plan for Poplar Glen, Phase 1 of record in Book 6900, Page 646, Register's Office for Davidson County, Tennessee to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Master Deed and By-Laws as may be from time to time amended as provided therein. Amended by surveyors certificate of correction of record in Book 7572, Page 609, said Register's Office.

Being the same property conveyed to Jeffrey Aaron Wynn, an unmarried man by Warranty deed from Murdine Grady Cunningham, a married woman, Wirt Wesley Grady, a married man, Elaine Grady Hopkins, a married woman, and LaRita M. Grady, an unmarried woman of record in Instrument No. 20100317-0019994 Register's Office for Davidson County, Tennessee, dated March 12, 2010 and recorded on March 17, 2010. (

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty deed from Jeffrey Aaron Wynn, an unmarried man of record in Instrument No. 20220118-0006810 Register's Office for Davidson County, Tennessee, dated January 06, 2022 and recorded on January 18, 2022.

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: 442 Lemont Drive, Nashville, TN 37216

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 12th day of April, 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 14 day of April, 2022

_____
Notary Public at Large
My commission expires: 01-15-2025

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

WARRANTY DEED

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/12/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 04/12/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 **day of** April, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM