398

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1942

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,000.00

Affiant

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of May, 2022

Notary Public

Commission Expires: NOV. 24, 2024

Karen Johnson Davidson County
Batch# 859668 DEEDWARR
05/20/2022 11:28:03 AM 2 pgs
Fees: $13.00 Taxes: $1,631.70

20220520-0058856

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jacob Scott McBeath and Brooke Foster McBeath 7225 Legacy Drive Antioch, TN 37013	~~New Owner~~ CapStar 2002 Richard Jones Rd #300A Nashville, TN 37215	182-06-0A-233.00-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

Jacob Scott McBeath and Brooke Foster McBeath, husband and wife

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. 243, on the Plan of Final Plat of Old Hickory Hills, Phase Two, Section Three, of record in Instrument No. 20040420-0044507, and Corrected in Instrument No. 20041021-0126628, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keishia Gooden and husband, Jarremy Gooden by Warranty Deed from Amanda Sotiriadis and husband, Aaron C. Sotiriadis of record in Instrument No. 20180321-0026903 Register's Office for Davidson County, Tennessee, dated March 09, 2018 and recorded on March 21, 2018.

Being the same property conveyed to Keshia Gooden and Jarremy Gooden, a married couple, as tenants by the entirety by Quitclaim Deed from Keshia Gooden, who incorrectly acquired title as Keishia Gooden and Jarremy Gooden, a married couple of record in Instrument No. 20210125-0010891 Register's Office for Davidson County, Tennessee, dated January 15, 2021 and recorded on January 25, 2021.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Keshia Gooden and Jarremy Gooden, a married couple of record in Instrument No. 20211129-0156700 Register's Office for Davidson County, Tennessee, dated November 17, 2021 and recorded on November 29, 2021.

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: 7225 Legacy Drive, 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 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 12 day of May, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: ~~Opendoor Labs Inc., as Trust Manager~~
By: _____
Name: Kendyl Wells
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 Kendyl Wells, 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 12 day of May, 2022.

_____
Notary Public at Large
My commission expires: Nov. 24, 2024

(Notary Seal)

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024