35843-8

Box 14

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2228

Karen Johnson Davidson County
Batch# 864387 DEEDWARR
05/27/2022 12:33:46 PM 2 pgs
Fees: $13.00 Taxes: $2,009.10

20220527-0061940

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $543,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of May, 2022

Notary Public

Commission Expires: Sept 8th 2026

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas Earls and Marci Owen 1424 Scarcroft Lane Nashville, TN 37221	First Bank 722 Columbia Ave. Franklin, TN 37064	141 05 0A 178.00 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

Nicholas Joseph Earls and Marci Jeanene Owen, 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. 178 on the Plan of Final Plat of Avondale Park, Phase 2, Section 4 of record in Plat at Instrument No. 20110208-0011100 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the same property conveyed to Joshua M. Milford and Jessica N. Millford, husband and wife, by Special Warranty Deed dated March 24, 2014, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20141125-0108587, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in File No. 17D-1066, Third Circuit Court for Davidson County, Tennessee.

The said property was further conveyed to Joshua M. Milford, unmarried, by Quitclaim Deed dated January 8, 2018, from Joshua M. Milford and Jessica N. Milford, husband and wife, of record in Instrument No. 20220225-0021638, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Warranty Deed from Joshua M. Milford, a single man, to Opendoor Property Trust I, a Delaware statutory trust, recorded March 11, 2022, as Instrument No. 20220311-0028163 in Davidson County, Tennessee Register of Deeds.

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: 1424 Scarcroft Lane, Nashville, TN 37221

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 24 day of May, 2022.

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Daniel Nelson
Title: Auth Signer

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Daniel Nelson, 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 24 day of May, 2022.

_____
Notary Public at Large

My commission expires: 8-1-23

MARIAH HOWELL
Notary Public, State of Arizona
Maricopa County
Commission # 567691
My Commission Expires
August 01, 2023