Karen Johnson Davidson County
Batch# 873228 DEEDWARR
06/16/2022 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,304.25
20220616-0069169

WARRANTY DEED

MACKENZIE B STROUPE
Notary Public
Rowan
County
My Comm. Exp.
10-19-2026
NORTH CAROLINA

STATE OF ~~TENNESSEE~~ Northcarolina
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2022.
10th June

Notary Public

MY COMMISSION EXPIRES: 10-19-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, ,

File No.: TN-22-06704

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pagoda 4, LLC, a Delaware limited liability company	Pagoda 4, LLC, a Delaware limited liability company	
(NAME) c/o Picket Realty Services; Attn: Shaun O'Connor 318 First Ave S, Suite 310	(NAME) c/o Picket Realty Services; Attn: Shaun O'Connor 318 First Ave S, Suite 310	162-13-0-038.00
(ADDRESS) Seattle, WA 98104	(ADDRESS) Seattle, WA 98104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAGODA 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, 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. 37 on the Plan of Cedarwood Estates, Section One of record in Plat Book 4675, Page 62, 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 JD Home Solutions 4U, LLC, a Nevada Limited Liability Company of record in Instrument No. 20211214-0165008 Register's Office for Davidson County, Tennessee, dated November 17, 2021 and recorded on December 14, 2021.

Being the same property conveyed to JD Homes Solutions 4U, LLC by Warranty Deed from Keyflip, LLC of record in Instrument No. 20211103-0147079 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 03, 2021.

Being the same property conveyed to Keyflip, LLC by Warranty Deed from Bart L. Morris Cathy J. Morris of record in Instrument No. 20211103-0147070 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 03, 2021.

Being the same property conveyed to Bart L. Morris and wife, Cathy J. Morris by Warranty Deed from Sabrina K. Ethridge now known as Sabrina K. Harris, and husband, David G. Parnell of record in Book 9539, Page 541, Register's Office for Davidson County, Tennessee, dated November 30, 1994 and recorded on December 06, 1994.

Being the same property conveyed to _____ by _____ in an instrument dated _____ and recorded _____ in _____.

(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: 345 Cedarmont Drive, Nashville, TN 37211

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 31ST day of May, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager
By:
Name: October Lynch
Title: Authorized 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 October Lynch, 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 31ST day of May, 2022.

Notary Public at Large
My commission expires: 5-18-2024

(Notary Seal)

ALESSANDRA VALENZA
Notary Public, State of Arizona
Maricopa County
Commission # 587498
My Commission Expires
May 18, 2024

Attachment

True Copy Certification

I, Mackenzie Stroupe, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Document date: 5/31/2022

Mackenzie Stroupe

Signature date: 6/1/2022

State of North Carolina

County of Mecklenburg

Personally appeared before me, Nikki L Kimball (name of notary), a notary public for this county and state, Mackenzie Stroupe (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Document date: 5/31/2022

Nikki L K

Notary Signature

Signature date: 6/1/2022

My commission Expires: 9-8-2026

Notary Seal (if on paper)

