Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2612

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

M. Robledo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of June, 2022

Megan G. Dewey
Notary Public

Commission Expires: 1/31/26



Address of New Owner	Send Tax Bills To:	Map & Parcel
Angel Putman	Cardinal Financial Company, Limited Partnership	082-04-0A-481.00-CO
4940 Riverbank Drive	3701 Arco Corporate Drive, Suite 200	
Hermitage, TN 37076	Charlotte, NC 28273	

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

Angel Putman, an unmarried woman

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. 481 on the Plan of Final Plat of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 2, Section 2, Planned Unit Development, as shown on plat of record in Instrument No. 20190211-0012587, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Lee, an unmarried woman by Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20190930-0099312 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on September 30, 2019.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Jennifer Lee, a single woman of record in Instrument No. 20220513-0055562 Register's Office for Davidson County, Tennessee, dated April 06, 2022 and recorded on May 13, 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: 4940 Riverbank Drive, Hermitage, TN 37076

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.

Karen Johnson Davidson County
Batch# 875164 DEEDWARR
06/22/2022 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220622-0070784

Dated this the 6 day of June, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Samuel Sullivan

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 Samuel Sullivan, 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 6 day of June, 2022.

_____
Notary Signature
My commission expires: 4/19/2026

MICHAEL TOVAR
Notary Public - Arizona
Maricopa County
Commission # 624267
My Comm. Expires Apr 19, 2026

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on June 6, 2022.

Affiant Signature

June 15, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 6th day of June, 2022.

(SEAL)



Notary Public

My Commission Expires: February 24, 2024

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