Karen Johnson Davidson County
Batch# 895153 DEEDWARR
07/28/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220728-0085923

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3673

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

NANCY TCHERNESHOFF
Notary Public - Maricopa County
Commission No. 600175
My Commission Expires
March 15, 2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of July, 2022 by Jacob Norgord, Authorized Signer for Opendoor.

Notary Public

Commission Expires: 03/15/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin Christopher Grace 2928 Teakwood Drive Nashville, TN 37214	Kevin Christopher Grace 5414 Daintree Lane Medina, OH 44256	096-10-0-062.00

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

Kevin Christopher Grace, a single man

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. 114 on the Map of Clover Hill, Section No. II, as of record in Book 2133, Page 46, (erroneously shown as Page 47), Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 85 feet on the Northerly side of Teakwood Avenue and extends back 145.3 feet on the Westerly line and 95 feet on the Easterly line to a dead line in the rear measuring 99.4 feet thereon, measuring 98.7 feet by field measurement.

Being the same property conveyed to Stephanie Tanner, an unmarried woman, by Warranty Deed from 1 Public Homes, LLC a Tennessee Limited Liability Company, of record in Instrument No. ,20180525-0050490 Register's Office for Davidson County, Tennessee, dated May 16, 2018 and recorded on May 25, 2018.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust, by Warranty Deed from Stephanie Tanner, an unmarried woman, of record in Instrument No. 20220526-0061159 Register's Office for Davidson County, Tennessee, dated May 18, 2022 and recorded on May 26, 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: 2928 Teakwood Drive, Nashville, TN 37214

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 26th day of July, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Jacob Norgord

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 Jacob Norgord, 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 26th day of July, 2022

_____
Notary Signature
My commission expires: 03/15/2025

NANCY TCHERNESHOFF
Notary Public - Maricopa County
Commission No. 609175
My Commission Expires
March 15, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 7/26/2022.

Affiant Signature

7/27/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/27/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON