Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3218

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Pamucka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of July, 2022

Tonya Loftin
Notary Public

Commission Expires: _____

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Karen Johnson Davidson County
Batch# 896549 DEEDWARR
08/01/2022 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $973.10
20220801-0087126

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Behrens 1455 Ocoee Trail Madison, TN 37115	New Owner	063-02-0-114.00

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

Brian L. Behrens, Nancy Jane Behrens and Allen Lee Behrens, joint tenants with rights of survivorship

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. 105 on the Map of Nawakwa Hills, Powwow Addition, Section No. 3, as of record in Book 974, Page 25, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

BEING the same property conveyed by Warranty Deed from Douglas Carter Stone and wife, Kelly L. Stone to L & T services, Inc., a Tennessee Corporation, recorded April 28, 2008, as Instrument No. 20080428-0043157 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from L & T services, Inc., a Tennessee corporation to Christopher Gauger, a married man, recorded March 7, 2022, as Instrument No. 20220307-0025605 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Christopher Gauger and Allison Gauger, husband and wife to Opendoor Property Trust I, a Delaware statutory trust, recorded May 5, 2022, as Instrument No. 20220505-0052113 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: 1455 Ocoee Trail, Madison, TN 37115

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 27 day of July, 2022.

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

By: _____

Name: Anissa Cienfuegos-Ruiz

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 Anissa Cienfuegos-Ruiz 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 27th day of July, 2022

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

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

Certificate of Authenticity

I, Tonya Loftin, 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 **July 27, 2022**.

Date

Tonya Loftin
Affiant Signature

July 29, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of July, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)