Karen Johnson Davidson County
Batch# 912464 DEEDWARR
09/02/2022 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20220902-0099453

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3905

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00

Affiant October Lynn, auth signer

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31 day of August, 2022

Notary Public

Commission Expires: Nov. 24, 2024

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Caleb Douglas 307 Bonnaridge Drive Hermitage, TN 37076	New owner	075-13-0-180.00

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

Caleb Douglas, an unmarried 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. 50 on the Plan of Hermitage Hills Subdivision, Section 1, of record in Plat Book 2900, Page(s) 48 and 49, in the Register's Office for said County.

Said Lot No. 50 fronts 90.0 feet on the Northerly margin of Bonnaridge Drive and extends back between lines measuring 150.0 feet on the Westerly side and 154.4 feet on the Easterly side to a dead line in the rear on which it measures 87.0 feet.

Being the same property conveyed to Joel D. Dunaway and wife, Mildred W. Dunaway by Warranty deed from William C. Tomlin Sr and wife, Lera Tomlin of record in Instrument No. 20010118-0005263 Register's Office for Davidson County, Tennessee, dated January 12, 2001 and recorded on January 18, 2001.

Being the same property conveyed to Joel David Dunaway, Junior by QuitClaim deed from Joel D. & Mildred W, Dunaway of record in Instrument No. 20070604-0065872 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 04, 2007.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Joel David Dunaway Jr., a single man of record in Instrument No. 202205270061613 Register's Office for Davidson County, Tennessee, dated May 18, 2022 and recorded on May 27, 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: 307 Bonnaridge 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.

Dated this the 31 day of August, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: ~~Opendoor Labs Inc.~~, as Trust Manager

By: [signature]

Name: October Lynn

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 Lynn, 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., as the certified Trust Manager for Opendoor Property Trusts I, and that he/she is authorized by Opendoor Property Trusts I to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand and official seal this 31 day of Aug., 2022.

[signature]
Notary Public at Large
My commission expires: Nov. 24, 2024

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/31/22 (date of document).

Affiant Signature

9/1/22
Date

State of Tennessee

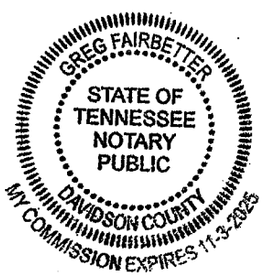
County of Davidson

Sworn to and subscribed before me this 1st day of Sept, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212