Karen Johnson Davidson County
Batch# 912899 DEEDWARR
09/06/2022 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,437.82
20220906-0100021

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4038

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,600.00

Affiant

ALLISON MARIE PALMA
Notary Public - Arizona
Maricopa County
Commission # 610044
My Comm. Expires Aug 4, 2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of September, 2022

Notary Public

Commission Expires: 08/04/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Broderick Bland 2521 Oak Forest Drive Antioch, TN 37013	New Owner	149 02 0 047.00

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

Broderick Bland

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. 47 on the Plan of Final Plat of Phase One, Oakwood Subdivision of record in Plat Book 6900, Page 935, 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 by Warranty Deed from Daniel Hayden King, Sr. and wife, Donna Jean King, to Roland Spencer and wife, Rose A. Spencer, recorded October 31, 2000, as Instrument No. 20001031-0107794 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Roland Spencer a/k/a Roland Spencer, Jr. and wife, Rose A. Spencer, to Opendoor Property Trust I, a Delaware statutory trust, recorded February 11, 2022, as Instrument No. 20220211-0016050 in Davidson County, Tennessee Register of Deeds.

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 3-18342-FA

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: 2521 Oak Forest Drive, Antioch, TN 37013

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 2nd day of September, 2022.

Opendoor Property Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Kylie Ottney
Title: Authorized Signer

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kylie Ottney, 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 02 day of Sept, 20 22

_____
Notary Public at Large
My commission expires: 08/04/26

ALLISON MARIE PALMA
Notary Public - Arizona
Maricopa County
Commission # 610044
My Comm. Expires Aug 4, 2025

Certificate of Authenticity

I, Kellie L Parsons, do hereby make oath that I am 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 September 2, 2022.

Affiant Signature

September 2, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2nd day of September, 2022.

Notary's Signature
My Commission Expires: 11/17/24

Notary's Seal

ERIN K SMIDT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY