Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3950

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of September, 2022

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

Notary Public

Commission Expires: 4/19/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yulitza Vasquez and Tim Rouse 4562 Artelia Drive Antioch, TN 37013	New Owner	148-08-0-030.00

Karen Johnson Davidson County
Batch# 917613 DEEDWARR
09/16/2022 10:53:24 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20
20220916-0103470

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

Yulitza Vasquez, an unmarried woman, and ~~Tim~~ Timothy D. Rouse, 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. 28 on the Plan of Oakwood Terrace, Section One of record in Plat Book 4460, Page (s) 54 and 55, inclusive, 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 to Keyonna Palmer by Warranty Deed from Nelson Wilson, Jr., and wife, Donna F. Wilson of record in Instrument No. 20180420-0037170 Register's Office for Davidson County, Tennessee, dated April 13, 2018 and recorded on April 20, 2018.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Keyonna Palmer, a single woman of record in Instrument No. 20211209-0163238 Register's Office for Davidson County, Tennessee, dated December 01, 2021 and recorded on December 09, 2021.

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: 4562 Artelia 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 9th day of September, 2022.

Opendoor Property Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Jacob Nilsen
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 Jacob Nilsen, 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 9 day of Sept, 2022.

_____
Notary Public at Large
My commission expires: 8/19/2026

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MS-BMR-22-4562