Karen Johnson Davidson County
Batch# 919966 DEEDWARR
09/21/2022 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $978.65
20220921-0105068

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4209

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,500.00

Affiant

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

Notary Public

Commission Expires: 6/24/26

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Kurtis Dean Johnston<br>525 Singer Drive<br>Madison, TN 37115 | ~~New owner~~ UWM, LLC<br>585 South Blvd E<br>Pontiac, MI 48341 | 043-06-0-246.00 |

## 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

**Kurtis Dean Johnston, a married 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. 171 on the Plan of Section Six, Madison Park of record in Plat Book 4300, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 171 fronts 65 feet on the Northerly side of Singer Drive and Extends back 142.2 feet on the Easterly line and 142.9 feet on the Westerly line to a dead line in rear Measuring 65 feet thereon.

Being the same property conveyed to Christopher D. Martin and Christina Martin, husband and wife by Warranty deed from David L. Martin of record in Instrument No. 20170630-0066238 Register's Office for Davidson County, Tennessee, dated June 27, 2017 and recorded on June 30, 2017.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Christopher D. Martin and Christina Martin, husband and wife of record in Instrument No. 20220524-0059881 Register's Office for Davidson County, Tennessee, dated May 12, 2022 and recorded on May 24, 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: 525 Singer Drive, 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 19th day of September, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Aimee Nicole

Title: Authorized Signatory

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 Aimee Nicole, 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 19th day of Sept, 2022.

_____
Notary Public at Large
My commission expires: _____

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

**Tennessee Certification of Electronic Document**

I, Trudy Milliken, 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 9/19/22 (date of document)

Affiant Signature

9/21/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21 day of September, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY