Karen Johnson Davidson County
Batch# 931940 DEEDWARR
10/20/2022 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20221020-0114484

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4746

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant Madeline Valenca, Auth Signer

SARA WILSON
Notary Public - Maricopa County
Commission No. 607858
My Commission Expires
July 12, 2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of October, 2022

Notary Public

Commission Expires: July 12th 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Deyona Michele Winton 2508 River Trail Drive Hermitage, TN 37076	NEW OWNER	097-02-0A-339.00

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

Deyona Michele Winton, an unmarried woman

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. 339 on the Plan of Villages of Riverwood, Section One, Phase 4B, of record in Instrument No. 20130628-0067075, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation to Raviraj Sankolli and wife, Karuna K. Naik, dated September 26, 2013 and recorded October 3, 2013, as Instrument No. 20131003-0103977 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Raviraj Sankolli and wife, Karuna K. Naik to Opendoor Property Trust I, a Delaware statutory trust, dated May 27, 2022 and recorded June 6, 2022, as Instrument No. 20220606-0064696 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: 2508 River Trail 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 17 day of October, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Madeline Valencia

Title: Authorized Signatory

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 Madeline Valencia, 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 Trust I, and that he/she is authorized by Opendoor Property Trust I to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand and official seal this 17 day of October, 2022.

SARA WILSON
Notary Public - Maricopa County
Commission No. 607868
My Commission Expires
July 12, 2025

_____
Notary Public at Large
My commission expires: July 12th 2025

Certificate of Authenticity

I, **Doné Oglesby**, 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 **October 17, 2022**.

Date

Affiant Signature

10/20/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **20th** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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