Karen Johnson Davidson County
Batch# 935436 DEEDWARR
10/28/2022 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20221028-0116985

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4857

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

MARIAH HOWELL
Notary Public, State of Arizona
Maricopa County
Commission # 567691
My Commission Expires
August 01, 2023

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of October, 2022

Notary Public

Commission Expires: 8-1-23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alaysa Appell and Ryan Appell 305 Harpeth Ridge Drive Nashville, TN 37221	Liberty Federal Credit Union P.O.Box 5129 Evansville, IN 47116	143-06-0A-021.00

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

Alaysa Appell and Ryan Appell, wife and husband

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. 21 on the Plan of Harpeth Trace Estates, Phase 1, of record in Book 5200, Page 125, Register's Office for Davidson County, Tennessee.

Said Lot 21, fronts 65.1 feet on the broken, easterly margin of Harpeth Ridge Drive and extends back 105.4 feet on the northerly line and 123.3 feet on the southerly line to a dead line in the rear, measuring 55.0 feet thereon.

BEING the same property conveyed by Warranty Deed from Salvatore Cerami to Charles M. Herbert and wife, Beverly M. Herbert, recorded August 3, 1995, as Book 9752 Page 54 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Charles Merrill Herbert to Beverly Marie Herbert, recorded July 3, 1997, as Book 10518 Page 597 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Beverly Marie Herbert, an unmarried woman to Opendoor Property Trust I, a Delaware statutory trust, recorded August 23, 2022, as Instrument No. 20220823-0095235 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: 305 Harpeth Ridge Drive, Nashville, TN 37221

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 26 day of October, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: D'Shawn Taylor

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 D'Shawn Taylor, 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 26 day of Oct, 2022

MARIAH HOWELL
Notary Public, State of Arizona
Maricopa County
Commission # 567691
My Commission Expires
August 01, 2023

_____
Notary Public at Large
My commission expires: 8-1-23

Certificate of Authenticity

I, Joshua A. Terry, 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 10/26/22.

Affiant Signature

10/28/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/28/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON