Karen Johnson Davidson County
Batch# 936977 DEEDWARR
11/02/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,208.90
20221102-0118447

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3101

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $597,000.00

Affiant

NANCY TCHERNESHOFF
Notary Public - Maricopa County
Commission No. 600175
My Commission Expires
March 15, 2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of October, 2022

Notary Public

Commission Expires: 03/15/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amanda Elhassen and Phillip Krause 2278 Hospitality Lane, Murfreesboro, TN 37128	Amanda Elhassen and Phillip Krause 2278 Hospitality Lane, Murfreesboro, TN 37128	160-11-0B-003.00-CO

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

Amanda Elhassen, a married woman, and Phillip Krause, 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. 3 on the Plan of Stone Box Creek of record in Book 6900, page 103, as amended by Surveyor's Certificate of Correction of record in Book 7048, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company by Warranty deed from Sara Lawson, a married woman and John Poole, II, a married man of record in Instrument No. 20181031-0107785 Register's Office for Davidson County, Tennessee, dated October 22, 2018 and recorded on October 31, 2018.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company and William Parker, an unmarried person by Quitclaim deed from JP Investment Group, LLC, a Tennessee limited liability company of record in Instrument No. 20181203-0117319 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 03, 2018.

Being the same property conveyed to William Parker, an unmarried person by Quitclaim deed from JP Investment Group, LLC, a Tennessee limited liability company of record in Instrument No. 20190313-0022978 Register's Office for Davidson County, Tennessee, dated March 12, 2019 and recorded on March 13, 2019.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from William Parker, an unmarried man of record in Instrument

No. 20220603-0064140 Register's Office for Davidson County, Tennessee, dated May 10, 2022 and recorded on June 03, 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: 5429 Stone Box Lane, Brentwood, TN 37027

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 27th day of October, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: Ralph Wilburn Jr

Name: Ralph Wilburn Jr

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 Ralph Wilburn Jr 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 27th day of Oct., 20 22.

NANCY TCHERNESHOFF
Notary Public - Maricopa County
Commission No. 600175
My Commission Expires
March 15, 2025

Notary Public at Large
My commission expires: 03/15/2025

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 10/27/2022.

Affiant Signature

11/2/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/2/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON