Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5163

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,200.00

Affiant

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

Notary Public

Commission Expires: 8/15/2024

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 943203 DEEDWARR
11/21/2022 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,092.24
20221121-0123035

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I 410 N. Scottsdale Road Suite 1600 Tempe, AZ 85281	New Owner	070-04-0-082.00

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,

Nehemiah Johnson, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Opendoor Property Trust I, a Delaware Statutory Trust

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 PART OF BLOCK A, ON THE MAP OF DEWEY HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 94, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY JOHN M. SULLIVAN, CIVIL ENGINEER, DATED MAY 13,1958, AS FOLLOWS:

BEGINNING AT THE NORTHWESTLY MARGIN OF MANILA STREET, 375 FEET NORTHEAST FROM THE NORTHERLY MARGIN OF WHITES CREEK PIKE, BEING 50 FEET NORTHEAST FROM AN ALLEY, AND BEING THE NORTHERLY FRONT CORNER OF THE LOT, WHICH IS SIMULTANEOUSLY HEREWITH BEING CORRECTED AS TO THE DESCRIPTION, OWNED BY SANDERS, THENCE WITH THE MARGIN OF MANILA STREET, NORTH 47 DEGREES 45 EAST 50 FEET TO A POINT; THENCE NORTH 49 DEGREES 31 WEST 211.7 FEET TO A POINT; THENCE SOUTH 52 DEGREES 54 WEST 50 FEET TO SAUNDERS NORTHWEST CORNER; THENCE ALONG SAUNDERS NORTH LINE, SOUTH 49 DEGREES 19 EAST 216 FEET TO THE POINT OF BEGINNING.

BEING the same property conveyed by Warranty Deed from Joe Spicer, married to Nehemiah Johnson, dated August 29, 2016 and recorded September 7, 2016, as Instrument No. 20160907-0094174 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: 508 East Nocturne Drive, Nashville, TN 37207

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 17th day of November, 2022.

Nehemiah Johnson

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner
CP

On this 17th day of November, 2022, before me personally appeared Nehemiah Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of November, 2022.

Chasity Petty
Notary Signature
My commission expires: 9/27/2026

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/27/2026
SUMNER COUNTY

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 11/17/2022.

Affiant Signature

11/21/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/21/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON