Karen Johnson Davidson County
Batch# 944237 DEEDWARR
11/23/2022 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20221123-0123875

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5177

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

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 21st day of November, 2022

Notary Public

Commission Expires: 8-1-23

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Melinda McKee, Trustee of The Melinda Jonelle McKee Revocable Trust dated December 19, 2016<br>1316 Morton Mill Court<br>Nashville, TN 37221 | New owner | 142 13 0B 198.00 |

## 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

**Melinda McKee, Trustee of The Melinda Jonelle McKee Revocable Trust dated December 19, 2016**

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. 218 on the Plan of Riverside, Phase 5B of record in Plat at Instrument No. 20030212-0019415, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed by Warranty Deed from Bradley Allen Hardin and wife, Holly Denise Richter, to Paul Singh Kahlon and father, Prem Singh Kahlon, as tenants in common with right of survivorship, recorded November 3, 2010, as Instrument No. 20101103-0088266 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Prem Singh Kahlon to Paul Singh Kahlon, recorded February 27, 2020, as Instrument No. 20200227-0021948 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Paul Singh Kahlon, a single man, to Opendoor Property Trust I, a Delaware statutory trust, recorded January 27, 2022, as Instrument No. 20220127-0009851 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: 1316 Morton Mill Court, 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 21st day of November, 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 AZ
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 21 day of Nov, 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 11/21/2022.

Affiant Signature

11/22/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/22/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON