Karen Johnson Davidson County
Batch# 946871 DEEDWARR
12/01/2022 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20221201-0126017

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-5194

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of November, 2022

Notary Public

Commission Expires: 8-1-23

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Shing, Esther Tam Vai, and Ngai Maung 3853 Faulkner Drive Nashville, TN 37211	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	147-12-0-108

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

David Shing and Esther Tam Vai, husband and wife, and Ngai Maung, married

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 Resubdivision of Lot 2, Ellis Subdivision of record in Plat Book 8250, Page 899, and Plat Book 8250, page 973 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 Jeff Ackerman to Marilyn C. Barnes and husband, Walter Barnes, dated April 14, 1999 and recorded April 30, 1999, as Book 11455 Page 133 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Marilyn C. Barnes and Walter Barnes, husband and wife to Opendoor Property Trust I, a Delaware statutory trust, dated May 13, 2022 and recorded May 23, 2022, as Instrument No. 20220523-0059567 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: 3853 Faulkner Drive, Nashville, TN 37211

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 29 day of November, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Kyle Ottney

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 Kyle Ottney, 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 29 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 11/29/2022.

Affiant Signature

12/1/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/1/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON