Karen Johnson Davidson County
Batch# 953387 DEEDWARR
12/20/2022 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,448.55
20221220-0131291

Prepared By & Return To:
Tennessee Title Services LLC-Murfree
720A South Church Street
Murfreesboro, TN 37130
B-22-5342

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,500.00

Fernando Lopez
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 15 day of December, 2022

Notary Public

Commission Expires: 8-1-23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Echo Fallon 6640 Ascot Drive Antioch, TN 37013	Legacy Home Loans, LLC DBA Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	151 09 0A 100.00

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

Echo Fallon, a married woman

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. 100 on the Plan of Final Plat of Long Hunter Chase, a Residential Planned Unit Development, Phase I, Section II of record in Plat Book 9700, Page 638, 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 Benjamin Winterman, a single man to Jarrell Dewayne Chatman, a married man, recorded December 11, 2017, as Instrument No. 20171211-0126205, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Quitclaim Deed from Jarrell Dewayne Chatman, a married man to Jarrell Dewayne Chatman and Shannon Simmons Chatman, husband and wife, recorded December 19, 2017, as Instrument No. 20171219-0129184, in in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Warranty Deed from Jarrell Dewayne Chatman and Shannon Simmons Chatman, husband and wife to Opendoor Property Trust I, a Delaware statutory trust, recorded May 12, 2022, as Instrument No. 20220512-0054768, in the Register's Office for Davidson County, Tennessee.

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: 6640 Ascot Drive, Antioch, TN 37013

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 15 day of December, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: Fernando Lopez

Name: Fernando Lopez

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 Fernando Lopez, 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 15 day of Dec, 20 22.

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

Notary Public at Large
My commission expires: 8-1-25

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 12/15/22.

Affiant Signature

12/19/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/19/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON