Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5479

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000.00

Affiant

OFFICIAL SEAL
JACOB CHERNEY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 594988
My Comm. Expires DEC. 12, 2024

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of December, 2022

Notary Public

Commission Expires: 12/12/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Margerie Tzule and Mario Tzul 104 Ryburn Drive Nashville, TN 37138	New Owner	053-02-0-076.00

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

Margerie Tzule and Mario Tzul, wife and husband

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. 38 on the Plan of Fairway View of record in Book 2900, Page 41, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 75 feet on the Northerly side of Ryburn Drive and runs back 172.4 feet on the Westerly line and 219.2 feet on the Easterly line to a deed line in the rear on which it measures 117.5 feet.

Being the same property conveyed to Allen E. Guinn and wife, Josie T. Guinn by Warranty Deed from Mai O. Ray of record in Book 4183, Page 936, Register's Office for Davidson County, Tennessee, dated October 25, 1967 and recorded on October 25, 1967. Allen E. Guinn has since passed away, leaving Josie T. Guinn, sole surviving tenant by the entirety.

Being the same property conveyed to Josie T. Guinn, Cathy G. Nash and Amanda L. Nash,, all unmarried, as joint tenants with full rights of survivorship by Quitclaim Deed from Josie T. Guinn, unmarried of record in Instrument No. 20160316-0024749, Register's Office for Davidson County, Tennessee, dated March 08, 2016 and recorded on March 16, 2016. (Value of consideration shown in aforementioned deed $0.00.). Josie T. Guinn died on March 04, 2022, leaving Amanda L. Nash and Cathy G. Nash as surviving tenants by the entirety. See also, Affidavit in Instrument No. 20220726-0085377, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Amanda L. Nash, a single woman and Cathy G. Nash, a single woman, as joint tenants with full rights of survivorship of record in Instrument No.

Karen Johnson Davidson County
Batch# 955418 DEEDWARR
12/28/2022 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20221228-0132871

20220726-0085378, Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 26, 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: 104 Ryburn Drive, Nashville, TN 37138

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 20 day of December, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Stephanie Paul

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 Stephanie Paul, 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 20 day of Dec, 20 22

_____
Notary Public at Large
My commission expires: 12/12/24

OFFICIAL SEAL
JACOB CHERNEY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 594988
My Comm. Expires DEC. 12, 2024

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/20/22 (date of document).

Affiant Signature

12/22/22
Date

State of Tennessee

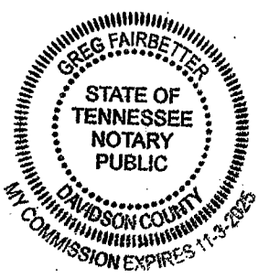
County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212