Karen Johnson Davidson County
Batch# 962429 DEEDWARR
01/19/2023 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230119-0004412

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5427

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of January, 2023

Notary Public

Commission Expires: _____

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Evonne Thong 3109 Anderson Pl Nashville, TN 37216	Evonne Thong 631 Folsom St. #18D San Francisco, CA 94107	072-06-0G-002.00

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

Evonne Thong, a single person

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 Unit No. B on the Plan of Elvira Estates, a Horizontal Property Regime of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150417-0034118, 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 to George T. Grayson, Jr. by Warranty deed from Team 4 Properties, L.L.C., a Tennessee Limited Liability Company of record in Instrument No. 20160914-0096415 Register's Office for Davidson County, Tennessee, dated September 09, 2016 and recorded on September 14, 2016.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from George T. Grayson, Jr., joined by his spouse, Phillip Uttz, dated April 25, 2022 and recorded May 3, 2022, of record in Instrument No. 20220503-0051332, Register's Office of 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: 3109 Anderson Pl, Nashville, TN 37216

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 12th day of January, 2023.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Candace Madril

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 Candace Madril, 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 12th day of Jan, 2023.

BECCA SHARP
Notary Public, State of Arizona
Maricopa County
Commission # 612679
My Commission Expires
August 23, 2025

Becca Sharp
Notary Public at Large
My commission expires: Aug. 23, 2025

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **January 13, 2023**.

Affiant Signature

January 19, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

19th day of **January**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

