Karen Johnson Davidson County
Batch# 966415 DEEDWARR
02/02/2023 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,652.05
20230202-0007694

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-65

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of January, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Karen J. Davis and Antoinette Olesen 7455 Bridle Drive Nashville, TN 37221	New owner	142-02-0-148.00

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

Karen J. Davis, and Antoinette Olesen, as joint tenants with right of survivorship

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. 172 on the Plan of Cross Timbers, Section 4, of record in Book 4175, Page 54, 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 John W. Cook, and wife, Margaret C. Cook by Warranty Deed from Eddie R. Moran, and wife, Terrie L. Moran of record in Book 11170, page 100, Register's Office for Davidson County, Tennessee, dated October 19, 1998 and recorded on October 26, 1998. The said Margaret C. Cook having died on or about March 26, 2020, leaving John W. Cook as surviving tenant by the entirety. See Continuous Marriage Affidavit of record in Instrument No. 20220721-0083367, 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 John W Cook, an unmarried man, surviving spouse of Margaret C Cook, deceased, of record in Instrument No. 20220721-0083368, Register's Office for Davidson County, Tennessee, dated July 11, 2022 and recorded on July 21, 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: 7455 Bridle Drive, 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 27th day of January, 2023.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: MADELINE VALENCIA
Title: Authorized Signatory

STATE OF ARIZONA
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.

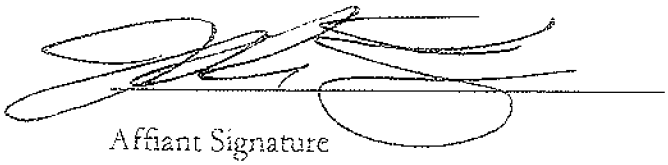
Witness my hand and official seal this 27 day of January, 2023.

JOVANI LULGJURAJ
Notary Public - Arizona
Maricopa County
Commission # 586814
My Comm. Expires Sep 23, 2024

_____
Notary Public at Large
My commission expires: 09/23/2024

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 1/27/2023.



Affiant Signature

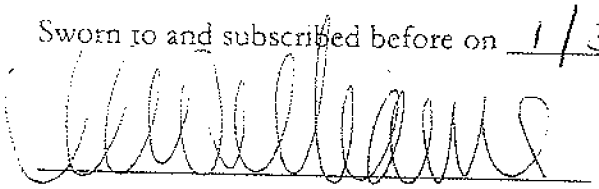
1/31/2023

Date

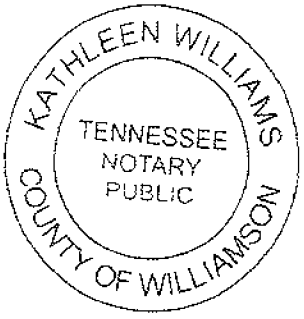
State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/31/2023.



Notary Public



My Commission Expires: 5-2323