Karen Johnson Davidson County
Batch# 968249 DEEDWARR
02/07/2023 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20230207-0008713

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-3

STATE OF ARIZONA
COUNTY OF MARICOPA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of February, 2023

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

Notary Public

Commission Expires: 09/23/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rakesh Mucha 1113 Howard Avenue Nashville, TN 37216	United Wholesale Mortgage, LLC 585 South Blvd E Pontiac, MI 48341	072-03-0-385.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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

Rakesh Mucha, a married man, as his sole and separate property

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the First Revision of H.G. Hill Lots 3 & 4 of the Re-subdivision of Lots 172-175, 178 & 179, Inglewood Place, Plat Book 9700, Page 272, of record in Instrument No. 20020430-0052831, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed by Warranty Deed from Stewart Building Group, LLC. to Joyce Johnson, unmarried, recorded June 24, 2003, as Instrument No. 20030624-0086814 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Joyce Johnson to Philip Johnson, recorded June 5, 2015, as Instrument No. 20150605-0053159 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Philip Johnson, unmarried to Joyce Johnson, married, recorded December 7, 2016, as Instrument No. 20161207-0128697 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Joyce Giles fka Joyce Johnson and husband, Sam Giles to Opendoor Property Trust I, recorded April 20, 2022, as Instrument No. 20220420-0045625 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: 1113 Howard Avenue, 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 GRANTEE, his heirs and assigns forever; and we so covenant with the said GRANTEE 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 representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 1 day of February, 2023.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: ANGIE DAVIS
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 ANGIE DAVIS, 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 1 day of February, 2023.

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

JOVANI LULGJURAJ
Notary Public - Arizona
Maricopa County
Commission # 586814
My Comm. Expires Sep 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 2/1/2023.

Affiant Signature

2/6/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/6/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON