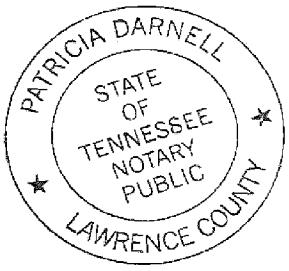
Karen Johnson Davidson County
Batch# 969552 DEEDWARR
02/10/2023 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,102.97
20230210-0010037



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $298,100.00.

Affiant

Subscribed and sworn to before me, this 10th day of February, 2023.

Notary Public

My commission expires: 02-01-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Opendoor Property Trust I, a Delaware Statutory Trust	Opendoor Property Trust I, a Delaware Statutory Trust	150-10-0-140.00
410 N Scottsdale Rd, Ste. 1600	410 N Scottsdale Rd, Ste. 1600	
Duluth, AZ 85281	Duluth, AZ 85281	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Meredith Locke Daniel and Marcus Lee Daniel II, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Opendoor Property Trust I, a Delaware Statutory Trust

(hereinafter called the "Grantee"), its representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section Two, Roundwood Forest of record in Plat Book 6250, Page (s) 548 and 549, 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 Meredith Locke Daniel and Marcus Lee Daniel, II, wife and husband, by Warranty Deed from Chara E. Holliman and Jade Holliman, wife and husband, of record in Instrument No. 20141119-0106629, Register's Office for Davidson County, Tennessee, dated November 18, 2014 and recorded on November 19, 2014.

This is improved property known as **3520 Roundwood Forest Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its representatives and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its representatives 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 10th day of February, 2023.

Meredith Locke Daniel

Marcus Lee Daniel II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Meredith Locke Daniel and Marcus Lee Daniel II, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of February, 2023.

Notary Public

My Commission Expires: 10-27-25

Brad Krivensky State of Tennessee Notary Public Williamson County

Lenders Title File No. 23-001397-525

Tennessee Certification of Electronic Document

I, Patricia Nickens, 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 02-10-2023 (date of document).

Affiant Signature

02-10-2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/27/25

NOTARY'S SEAL

Brad Krivensky
State of Tennessee Notary Public
Williamson County