Karen Johnson Davidson County
Batch# 972822 DEEDWARR
02/21/2023 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20230221-0012316

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5681

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~15th~~ 16th day of February, 2023 by Kylie Ottney, Auth. Signer. for Opendoor

Notary Public

Commission Expires: 03/15/2025

OFFICIAL SEAL
NANCY TCHERNESHOFF
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM# 600175
My Comm. Expires March 15, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
George Nady 1112 Brittany Park Ln Nashville, TN 37013	New c/o SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	162-12-0A-064.00

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

George Nady, a married man

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. 64 on the Plan of Final Plat Brittany Park, Phase II of record in Plat Book 9700, Page 796, 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 Schronda Moore, unmarried by Warranty Deed from Brian P. Champlin and wife, Diana B. Champlin of record in Instrument No. 20040706-0080094, Register's Office for Davidson County, Tennessee, dated June 21, 2004 and recorded on July 06, 2004.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Schronda Moore, an unmarried person of record in Instrument No. 20220518-0057221, Register's Office for Davidson County, Tennessee, dated May 04, 2022 and recorded on May 18, 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: 1112 Brittany Park Ln, Nashville, TN 37013

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 15th day of February, 2023.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Kylie Ottney

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 Kylie Ottney, 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 16th day of Feb., 2023

OFFICIAL SEAL
NANCY TCHERNESHOFF
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM# 600175
My Comm Expires March 15, 2025

_____
Notary Public at Large
My commission expires: 03/15/2025

WARRANTY DEED

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 2-15-23

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 2/21/23

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 2/21/2023

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

