Karen Johnson Davidson County
Batch# 974232 DEEDWARR
02/24/2023 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20230224-0013386

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-285

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Sarah Hazlewood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of February, 2023

Notary Public

Commission Expires: 11/06/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles Kipling Allen and Emma Allen 604 Old Lebanon Dirt Road Hermitage, TN 37076	Studio Bank 1550 W. McEwen Dr. Suite 40 Franklin, TN 37067	086-04-0-004.00

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

Charles Kipling Allen and Emma Rowley Allen, husband and wife

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. 142 on the Plan of Final PUD Plan of Phase III, Jacksons Retreat of record in Plat Book 5200, Page (s) 517 and 518, 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 Daniel Worley and Katherine Worley, husband and wife, by Warranty Deed from Patricia A. McDade, married, of record in Instrument No. 20160705-0068736, Register's Office for Davidson County, Tennessee, dated June 27, 2016 and recorded on July 5, 2016.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed from Daniel Worley and Katherine Worley, husband and wife, of record in Instrument No. 20220719-0082866, Register's Office for Davidson County, Tennessee, dated July 13, 2022 and recorded on July 19, 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: 604 Old Lebanon Dirt Road, Hermitage, TN 37076

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 21st day of February, 2023.

Opendoor Property Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Elizabeth Orozco
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 Elizabeth Orozco, 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 21st 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

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 24, 2023 (date of document).

Affiant Signature

February 24, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023