Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-792

STATE OF TENNESSEE ~~TN~~ AZ
COUNTY OF ~~Williamson~~ Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~648,000.00~~

Affiant

BECCA SHARP
Notary Public, State of Arizona
Maricopa County
Commission # 612679
My Commission Expires
August 23, 2025

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th ~~22nd~~ day of March, 2023

Becca Sharp
Notary Public

Commission Expires: Aug. 23, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Deana Jo Demonbreun 5200 Beech Ridge Road Nashville, TN 37221	Deana Jo Demonbreun 5200 Beech Ridge Road Nashville, TN 37221	155-15-0A-095.00-CO

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

Deana Jo Demonbreun

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. 95 on the Plan of Stonemeade, Section II, of record in Plat Book 7900, Page 525, 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 Steven Sabados, II, a single man, and Michelle Banks, a single woman, as tenants in common with rights of survivorship by Warranty Deed from Stephen D. Peake and wife, Andrea C. Peake of record in Instrument No. 20050301-0022317 Register's Office for Davidson County, Tennessee, dated February 28, 2005 and recorded on March 01, 2005.

Being the same property conveyed to Steven Sabados, II and Michelle Sabados, husband and wife, as tenants in common, for their joint lives, with the remainder to the survivor of them by Quitclaim Deed from Steven Sabados, II and Michelle Banks n/k/a Michelle Sabados, who are currently husband and wife of record in Instrument No. 20100201-0007867 Register's Office for Davidson County, Tennessee, dated January 20, 2010 and recorded on February 01, 2010.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Steven Sabados, II and Michelle Sabados, husband and wife of record in Instrument No. 20221130-0125337 Register's Office for Davidson County, Tennessee, dated November 29, 2022 and recorded on November 30, 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: 5200 Beech Ridge Road, 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.

Karen Johnson Davidson County
Batch# 984854 DEEDWARR
03/27/2023 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,400.93
20230327-0022184

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

BY: OPENDOOR LABS INC., a Delaware corporation, 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 Signatory 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 22nd day of March, 2023.

_____

Notary Public at Large

My commission expires: 06-24-2025

(Notary Seal)

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

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 3/22/2023.

Affiant Signature

3/27/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/27/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON