Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-208

Karen Johnson Davidson County
Batch# 985423 DEEDWARR
03/28/2023 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20230328-0022235

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00

Affiant

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

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Alanna Woollard 1108 Sebetha Court Antioch, TN 37013	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive Suite 6 White House, TN 37188	150-08-0-070.00

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

Jessica Woollard, an unmarried woman

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. 490 on the Plan of Final Planned Unit Development Plan Section Five Towne and Village of the Country, of record in Book 6250, Pages 783 and 784, Register's Office for Davidson County, Tennessee.

Said Lot No. 490 fronts 32.00 feet, 33.98 feet and 18.01 feet on the Easterly margin of Sebetha Court and extends back between unparallel lines, the Northerly line measuring 119.76 feet, the Southerly line measuring 120.07 feet to a rear line on which it measures 54.50 feet thereon.

Being the same property conveyed to Thomas H. Brockman and wife, Carol M. Brockman by Warranty deed from Steven E. Johnson and wife, Melissa R. Johnson, and Hilary E. Johnson, Jr. and wife, Carlene C. Johnson of record in Book 9874, page 19, Register's Office for Davidson County, Tennessee, dated November 22, 1995 and recorded on December 01, 1995.

Note: The said Carol M. Brockman deceased on February 06, 2013.

Being the same property conveyed to Thomas Brockman, a single person and Amanda Brockman, a single person, as joint tenants with rights of survivorship by Quitclaim deed from Thomas Brockman, a single person of record in Instrument No. 20190626-0062012 Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on June 26, 2019.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Amanda Brockman, a single woman and Thomas Brockman, an unmarried man as joint tenants with rights of survivorship of record in Instrument No. 20221107-0119340 Register's Office for Davidson County, Tennessee, dated November 03, 2022 and recorded on November 07, 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: 1108 Sebetha Court, Antioch, 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.

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 23rd 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 3/28/2023.

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: 5.2323

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON