Recordation Requested By/Return to:
OS NATIONAL
DEEDS RECORDING
3097 SATELLITE BLVD., STE. 400
DULUTH, GA 30097
File No. 508898

Karen Johnson Davidson County
Batch# 985509 DEEDWARR
03/28/2023 10:01:30 AM 5 pgs
Fees: $28.00 Taxes: $1,428.20
20230328-0022346

This Instrument Prepared By:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ABBEY RUTH JONES and BROOKE ELIZABETH JONES	ABBEY RUTH JONES and BROOKE ELIZABETH JONES	142-09-0D-127-00CO
1062 GENERAL PATTON RD. NASHVILLE, TN 37221	1062 GENERAL PATTON RD. NASHVILLE, TN 37221	

This Deed executed this 24TH day of_March 2023, for good consideration, I (We) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N. SCOTTSDALE ROAD, STE. 1600, TEMPE, AZ 85281, hereby bargain, deed, and convey to **ABBEY RUTH JONES, A SINGLE WOMAN AND BROOKE ELIZABETH JONES, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 1062 GENERAL PATTON ROAD, NASHVILLE, TN 37221, the following described land in DAVIDSON County, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1062 together with the carport designated 1062-C, River Plantation, Section Six, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Plat Book 5200, Page 359 and 360, amended by Surveyor's Certificate of Correction in Book 5807, Page 669, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to OPENDOOR PROPERTY TRUST I, a Delaware Statutory Trust by Warranty Deed from Nicholas J. Jenkins, a single man of record in Instrument No. 20220621-0070382 Register's Office for Davidson County, Tennessee, dated June 09, 2022 and recorded on June 21, 2022.

APN: 142-09-0D-127-00CO
Property Address: 1062 GENERAL PATTON ROAD, NASHVILLE, TN 37221
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs, and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 24th day of March, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Stephanie Paul
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Logan Roy Wagner, a Notary Public in and for said County and State, Stephanie Paul, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of March, 2023.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2025

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

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

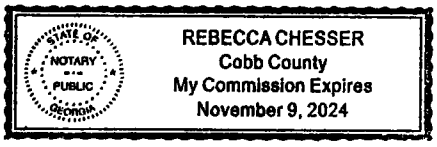
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 386,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 27th day of March, 2023.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:
1062 General George Patton Road, Nashville, TN 37221

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, 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 March 24, 2023 (date of document).

Kayla Short
Affiant Signature

3/27/2023
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 27th day of March, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

