Karen Johnson Davidson County
Batch# 988628 DEEDWARR
04/05/2023 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20230405-0024760

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1050

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~Williamson~~ Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant Madeline Valencia, with Stewart Agreement

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~31st~~ 27th day of March, 2023

Notary Public

ALESSANDRA VALENZA
Notary Public, State of Arizona
Maricopa County
Commission # 587498
My Commission Expires
May 18, 2024

Commission Expires: 5-18-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Scotti Sampair and Bradley Jacobs 217 Payson Court Nashville, TN 37211	Scotti Sampair & Bradley Jacobs 508 Southgate Ave #3 Nashville, TN 37203	172-04-0A-093.00-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

Scotti Sampair and Bradley Jacobs

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. 83 on the Plan of Phase Three, Highlands of Brentwood (Formerly Brentwood Highlands), of record in Plat at Instrument No. 20010920-0101749, 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 Emad G. Ragheb, an unmarried man by Special Warranty Deed (Corporation) from Federal Home Loan Mortgage Corporation, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services (FAACS) of record in Instrument No. 20080915-0093976 Register's Office for Davidson County, Tennessee, dated August 18, 2008 and recorded on September 15, 2008.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Emad Ragheb, now joined by his wife, Maggie S. Ragheb of record in Instrument No. 20230124-0005344 Register's Office for Davidson County, Tennessee, dated January 19, 2023 and recorded on January 24, 2023.

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: 217 Payson Court, Nashville, TN 37211

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 31st day of March, 2023.
Opendoor Property Trust I, a Delaware statutory trust
by: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Madeline Valencia
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 Madeline Valencia, 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, at office, this 27th day of March, 2023.

_____
Notary Signature
My commission expires: 5-18-2024

ALESSANDRA VALENZA
Notary Public, State of Arizona
Maricopa County
Commission # 587498
My Commission Expires
May 18, 2024

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 3/27/2023 (date of document).

Affiant Signature

3/27/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of MARCH, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

