Karen Johnson Davidson County
Batch# 989897 DEEDWARR
04/10/2023 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20230410-0025766

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1051

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

Affiant Daniel Williams, AuthSigner, Opendoor

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of April, 2023

Notary Public

Commission Expires: 03/15/2025

OFFICIAL SEAL
NANCY TCHERNESHOFF
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM# 600175
My Comm. Expires March 15, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nichole Dwyer 3202 Dothan Lane Nashville, TN 37211	NEW OWNER	173-09-0A-788.00-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

Nichole Dwyer, 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. 671 on the Plan of Section Two of Phase Eight, Lenox Village, of record as Instrument No. 20070413-0044640, 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 Sarah McAlister, an unmarried woman by Warranty Deed from Amanda Peltz, a married woman of record in Instrument No. 20200722-0080683 Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on July 22, 2020.

Being the same property conveyed to OPENDOOR PROPERTY TRUST I, a Delaware statutory trust by Warranty Deed from Sarah McAlister, an unmarried person of record as Instrument Number 20220915-0102936, Register's Office for Davidson County, Tennessee, dated September 9, 2022 and recorded on September 15, 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: 3202 Dothan Lane, 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

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

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 5th day of April, 2023.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Daniel Williams
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 Daniel Williams, 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 5th day of April, 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

Certificate of Authenticity

I, **Brenda Huntsman**, 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 4/5/23.

Date

Brenda Huntsman

Affiant Signature

4/7/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7th day of April, 2023.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

