Karen Johnson Davidson County
Batch# 990462 DEEDWARR
04/11/2023 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,492.58
20230411-0026282

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1056

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,400.00

Affiant

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

Notary Public

Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zarif Abdelmalak and Dina Ghabros 3125 Deercreek Trail South Nashville, TN 37217	Pinnacle Bank 150 3rd Avenue South Suite 1000 Nashville, TN 37201	135 10 0C 091.00

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

Zarif Abdelmalak, and Dina Ghabros, husband and wife

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. 85 on the Final Plat of Ransom Park, Section Four of record in Instrument No. 20040323-0032419, Register's Office for said county, to which reference is made for a more complete description.

BEING the same property conveyed by Warranty Deed from Beverly Bennett, an unmarried person to James Robinson, unmarried, recorded September 2, 2015, as Instrument No. 20150902-0089220 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $179,000.00.

BEING the same property conveyed by Quit Claim Deed from James Robinson to James Robinson

and wife, Rhonda Coleman-Robinson, recorded September 26, 2017, as Instrument No. 20170926-0098457 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

BEING the same property conveyed by Warranty Deed from James Robinson and wife, Rhonda Coleman-Robinson to Opendoor Property Trust I, a Delaware statutory trust, recorded September 29, 2022, as Instrument No. 20220929-0107574 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $419,300.00.

Commonly Known As: 3125 Deercreek Trail South, Nashville, TN 37217

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: 3125 Deercreek Trail South, Nashville, TN 37217

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 30th day of March, 2023.

Opendoor Property Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Judith Dugue
Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF AZ Maricopa

On this 30th day of March, 2023, before me personally appeared ~~Megan Meyer~~ Judith Dugue, Authorized Signer of Opendoor Property Trust I, a Delaware statutory trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of March, 2023.

_____
Notary Signature
My commission expires: 6/24/25

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

WARRANTY DEED

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 31, 2023.

J. Carlton Drumwright

March 31, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 31, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY