Karen Johnson Davidson County
Batch# 994246 DEEDWARR
04/20/2023 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,616.90
20230420-0029021

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1295

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00

Aimee Zwolle Authorized Signatory
Affiant
State of Texas, County of Bell

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of April, 2023 by Aimee Zwolle, authorized signatory of Opendoor Property C LLC

Hugh Cross
Notary Public

Commission Expires: 09/10/2024
Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS
Hugh Cross
ID NUMBER
13266956-6
COMMISSION EXPIRES
September 10, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Logan Merkle and Austin Merkle 1600 C Ashton Avenue Nashville, TN 37218	New Owner	080-04-0-002.00

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 C LLC, a Delaware Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Logan Merkle, an unmarried man, and Austin Merkle, an unmarried man, as tenants in common with right of survivorship

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. 1 on the Plan of Richards Subdivision of record in Plat at Instrument No. 20021004-0121390, 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 Artetta West, a single woman by Warranty Deed from Excel Builders of Tennessee of record in Instrument No. 20180702-0064113 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 02, 2018.

Being the same property conveyed to Artetta Leigh West Webster and Justin Webster, a married couple, as joint tenants with right of survivorship by Quitclaim Deed from Artetta West n/k/a Artetta Leigh West Webster, married of record in Instrument No. 20191031-0112080 Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 31, 2019.

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty Deed from Justin Webster and Artetta Leigh West Webster, a married couple of record in Instrument No. 20220927-0106829 Register's Office for Davidson County, Tennessee, dated September 23, 2022 and recorded on September 27, 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: 1600 C Ashton Avenue, Nashville, TN 37218

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 18th day of April, 2023.

OPENDOOR PROPERTY C LLC, a Delaware Limited Liability Company
By: Opendoor Property Holdco C LLC, its sole member
By: OD Intermediate Holdco C LLC, its sole member
By: Opendoor Labs Inc., its sole member

By: Aimee Zwolle
Name: Aimee Zwolle
Title: Authorized Signatory

STATE OF Texas
COUNTY OF Bell

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Aimee Zwolle, 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., the sole member for OD Intermediate Holdco C LLC, the sole member for Opendoor Property Holdco C LLC, the sole member of Opendoor Property C, LLC, the within named Seller, a limited liability company, and that as such, executed the foregoing instrument by signing it as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 18th day of April, 20 23.

NOTARY PUBLIC STATE OF TEXAS
Hugh Cross
ID NUMBER
13266956-6
COMMISSION EXPIRES
September 10, 2024

Hugh Cross
Notary Public at Large
My commission expires: 09/10/2024

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4-18-23.

Affiant Signature

4-20-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY