Karen Johnson Davidson County
Batch# 999286 DEEDWARR
05/03/2023 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20230503-0032820

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1455

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

State: Az : County: Maricopa
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of April, 2023, Kylie Ottney

Notary Public

Commission Expires: 12/12/24

OFFICIAL SEAL
JACOB CHERNEY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 594988
My Comm. Expires DEC. 12, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Richmond Taylor 474 Monticello Street Nashville, TN 37207	Mutual of Omaha Mortgage, Inc PO Box 961292 Fort Worth, TX 76161-0292	071-01-0A-012.00-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

Richmond Taylor

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. 12 on the Plan of The Woods at Monticello, Phase 1, "A Cluster Lot Development" of record in Plat at Instrument No. 20091216-0114519, 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 Lauren G. Boehms, a single woman, by Warranty deed from Fumiya Sawa and Ashley Sawa (f/k/a Ashley E. Graham), husband and wife of record in Instrument No. 20160606-0056445 Register's Office for Davidson County, Tennessee, dated June 3, 2016 and recorded on June 6, 2016.

Being the same property conveyed to The Boehms Living Trust, Joe Frank Boehms and Mattie Pearl Boehms Co-Trustees by Quitclaim deed from Lauren G. Boehms, a single woman, of record in Instrument No. 20160616-0060855 Register's Office for Davidson County, Tennessee, dated June 3, 2016 and recorded on June 16, 2016.

Being the same property conveyed to Lauren G. Boehms, a single woman by Quitclaim deed from The Boehms Living Trust, Joe Frank Boehms and Mattie Pearl Boehms Co-Trustee of record in Instrument No. 20220119-0007094 Register's Office for Davidson County, Tennessee, dated December 31, 2021 and recorded on January 19, 2022.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust, by Warranty deed from Lauren Gregory also known as Lauren G. Boehms, a married woman, and Jeremy Gregory, joining in as her spouse of record in Instrument No. 20220907-0100226 Register's Office for Davidson County, Tennessee, dated August 29, 2022 and recorded on September 7, 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: 474 Monticello Street, Nashville, TN 37207

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.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

BY: OPENDOOR LABS INC., a Delaware corporation, as Trust Manager

By: _____

Name: Blake Hardy

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 Blake Hardy, 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. 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 28th day of April, 2023.

ZYRION LEE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 596733
Expires January 15, 2025

Notary Public at Large
My commission expires: 01-15-2025

(Notary Seal)

Certificate of Authenticity

I, Joshua A. Terry, 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 4/28/2023.

Affiant Signature

5/3/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/3/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON