Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-23-1513

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of May, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1002420 DEEDWARR
05/11/2023 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,085.95
20230511-0035335

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I, a Delaware statutory trust 410 N. Scottsdale Rd., Ste 1600 Tempe, AZ 85281	Opendoor Property Trust I, a Delaware statutory trust 410 N. Scottsdale Rd., Ste 1600 Tempe, AZ 85281	165-13-0A-153.00

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,

Comfort C. Ekwugha, aka Comfort C. Okoro, an unmarried woman

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

Opendoor Property Trust I, a Delaware statutory trust

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. 435 on the Plan of Peppertree Forest, Section Nine of record in Plat Book 7900, Page 760, 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 Comfort C. Ekwugha, Unmarried by Warranty deed from Harold Rice Jr and wife, Sadie Rice of record in Instrument No. 20010831-0094756 Register's Office for Davidson County, Tennessee, dated August 30, 2001 and recorded on August 31, 2001. (Value of consideration shown in aforementioned deed $117,250.00.)

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: 4325 Mystic Valley Court, Antioch, TN 37013
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 10 th day of May, 2023.

Comfort Ekwugha, aka Comfort Okoro
Comfort C. Ekwugha, aka Comfort C. Okoro

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Comfort C. Ekwugha, aka Comfort C. Okoro** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10 th day of May, 2023.

Olivia Mortensen
Notary Public
My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON

WARRANTY DEED

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 5/10/2023.

Affiant Signature

5/11/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/11/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON