Karen Johnson Davidson County
Batch# 1003189 DEEDWARR
05/15/2023 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230515-0036101

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

File Number: 23040241

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 15th day of May, 2023.

Notary Public
My Commission Expires: Sept. 21, 2024

# Warranty Deed

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Olvin A. Oviedo Garcia | The Federal Savings Bank | 164-07-0A-127.00-CO |
| 1940 Brookshine Prt | 4120 W Diversey Ave, Ste C501 | |
| Antioch, TN 37013 | Chicago, IL 60639 | |

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Opendoor Property Trust I, a Delaware Corporation, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Olvin A. Oviedo Garcia, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Section Two, Harvest Grove, formerly "Tillman Property", RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20140529-0046065, 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 Prince A. Morgan and Karen A. Morgan, husband and wife, by Warranty Deed from BMCH Tennessee LLC, a Delaware Limited Liability Company, of record in Instrument No. 20150603-0051662, Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 03, 2015. (Value of consideration shown in aforementioned deed $181,527.00.)
Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Prince A. Morgan and Karen A. Morgan, husband and wife, of record in Instrument No. 20220913-0102055, Register's Office for Davidson County, Tennessee, dated September 09, 2022 and recorded on September 13, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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: 1940 Brookshine Port, Nashville, 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 15th day of May, 2023.

Opendoor Property Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., 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 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 this 15th day of May, 2023.

_____
Notary Signature
My commission expires: 4-25-2025

AMANDA YOUWANES
Notary Public - Arizona
Maricopa County
Commission # 601892
My Comm. Expires Apr 25, 2025

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 5/15/23 (date of document).

Affiant Signature

5-15-2023

Date

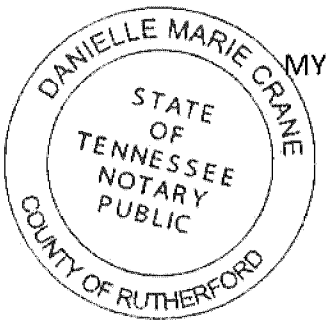
State of TN

County of Rutherford

Sworn to an subscribed before me this 15th day of May, 2023

Danielle Marie Crane

NOTARY'S SEAL




MY COMMISSON EXPIRES: 2/22/25