Karen Johnson Davidson County
Batch# 1006929 DEEDWARR
05/24/2023 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,542.90
20230524-0039026

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-23-1707

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of May, 2023

Notary Public
Commission Expires: 5/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Madison Kelley and Elliott Walker 709 Dutchmans Court Hermitage, TN 37076	All Credit Considered Mortgage, Inc 1801 research blvd 410 Rockville, MD 20850	075-08-0-192.00

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

Madison Kelley and Elliott Walker, wife and husband

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 158 on the map of Highlands of Tulip Grove, Section 3, as of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 158 fronts 75 feet on the Southeasterly margin of Dutchmans Court and extends back 165.37 feet on the Southwest line and 155 feet on the Northeast line to a broken line in the rear, on which it measures 140 feet thereon.

Being the same property conveyed to Donald F. Darden and Janet S. Darden, Husband and Wife by Warranty deed from Randolph A. Nations and wife, Camille O. Nations of record in Book 10745, page 850, Register's Office for Davidson County, Tennessee, dated December 31, 1997 and recorded on January 05, 1998.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Donald F. Darden and Janet S. Darden, husband and wife of record in Instrument No. 20221213-0129217 Register's Office for Davidson County, Tennessee, dated December 08, 2022 and recorded on December 13, 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: 709 Dutchmans Court, Hermitage, TN 37076

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 16th day of May, 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 5/16/2023.

Affiant Signature – Joshua A. Terry

May 23, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on May 23, 2023.

Notary Public

My Commission Expires: 9/28/26

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