Batch# 1017065 DEEDWARR
06/20/2023 03 52 33 PM 2 pgs
Fees $13 00 Taxes $1,546 60
20230620-0046881

Record and Retı
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Prepared By & ~~Return To:~~
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-23-1919

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418 000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of June, 2023

Notary Public

Commission Expires 8·20·24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yolanda S Mitchell 7379 Ole Nottingham Drive Antioch, TN 37013	The Mortgage Firm Inc. 921 Douglas Ave Ste 200 Altamonte Springs, FL 32714	151-10-0A-257 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

Yolanda Shanta Mitchell, a married woman

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 105 on the Plan of Phase Three, Villages of Long Hunter, PUD as shown by plat of record in Instrument No 20030707-0093205, 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 Christopher T Smith and Maria T Armstrong-Smith, husband and wife by Warranty deed from Steven R Braun and Tara L Braun of record in Instrument No 20140707-0059387 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 07, 2014

Being the same property conveyed to Opendoor property Trust I, a Delaware statutory trust by Warranty deed from Christopher T Smith and Maria T Armstrong, husband and wife of record in Instrument No 20230324-0021500 Register's Office for Davidson County, Tennessee, dated March 16, 2023 and recorded on March 24, 2023

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 7379 Ole Nottingham Drive, 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 15th day of June, 2023

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By. Opendoor Labs Inc , as Trust Manager
By: _____
Name Giana Schneider
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 Giana Schneider , 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 and official seal this 15th day of June , 2023

OFFICIAL SEAL
NANCY TCHERNESHOFF
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM# 600175
My Comm Expires March 15, 2025

_____
Notary Public at Large
My commission expires: 03/15/2025