Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-23-2074

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

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

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1017818 DEEDWARR
06/22/2023 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230622-0047535

Address of New Owner	Send Tax Bills To:	Map & Parcel
Candice Wizer and Freeman Wizer 5065 English Village Drive Nashville, TN 37211	Village Capital & Investment LLC 2550 Paseo Verde Parkway ste 100 Henderson, NV 89074	161-10-0A-178.00-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

Freeman Wizer and Candice Wizer, Husband and Wife

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. 143 on the Plan of Phase Two, Villages of Brentwood of record in Plat Book 6250, Page 169, as corrected by Surveyor's Certificate of Correction of record in Book 8484, Page 140, 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 Eduardo L. Garcia and Lauren G. Garcia, husband and wife by Warranty Deed from Kristina L. Dingman and Barry C. Dingman, wife and husband of record in Instrument No. 20151109-0113944 Register's Office for Davidson County, Tennessee, dated November 06, 2015 and recorded on November 09, 2015.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Eduardo L. Garcia and Lauren G. Garcia, husband and wife of record in Instrument No. 20220628-0074429 Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on June 28, 2022.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 5065 English Village Drive Nashville, TN 37211.

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: 5065 English Village Drive, Nashville, TN 37211

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 J LLC

By: _____

Name: Christina Thornton

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 Christina Thornton, 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 Property J LLC, and that he/she is authorized by Opendoor Property J LLC to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand and official seal this 16th day of June, 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 6/16/2023.

Affiant Signature – Joshua A. Terry

6/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/22/2023.

Notary Public

My Commission Expires: 9/28/26

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