Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-23-1890

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,770.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of June, 2023

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1020563 DEEDWARR
06/29/2023 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,138.75
20230629-0049560

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sabrina L. Sulfaro 233 Warrior Road Madison, TN 37115	Society Mortgage 330 Southwest 2nd Street Fort Lauderdale, FL 33312	043-16-0-186

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

Sabrina L. Sulfaro, a single 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. 80 on the Plan of Arrowhead Estates, Section 2 of record in Plat Book 5050, Page 83, 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 Oscar P. Cole, Jr. by Warranty deed from Grand Canyon Properties, LLC of record in Instrument No. 20040604-0066041 Register's Office for Davidson County, Tennessee, dated 5/28/2004 and recorded on 6/4/2004.

Being the same property conveyed to Patricia A. McMurry, a life estate by Quitclaim deed from Oscar P. Cole, Jr. of record in Instrument No. 20040622-0073846 Register's Office for Davidson County, Tennessee, dated 6/17/2004 and recorded on 6/22/2004. The said Oscar P. Cole, Jr., aka Oscar Porterfield Cole, Jr., died on or about June 04, 2021. Reference is made to the Order to Approve Contract for Sale of Real Property in the Matter of The Estate of Oscar Porterfield Cole, Jr. in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 21P1963. Patricia A. McMurry aka Patricia A. McMurry relinquished her life estate as set out in Instrument No. 202207050077366, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Marquita Cole, a single woman as individual and Administrative of the Estate of Oscar P. Cole, Jr., and Jeremy Cole, a single man and Jermale Cole, a single man of record in Instrument No. 20220705-0077367 Register's Office for Davidson County, Tennessee, dated 6/15/2022 and recorded on 7/5/2022.

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: 233 Warrior Road, Madison, TN 37115

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: Aimee Frayre

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 Aimee Frayre, 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 27 day of June, 2023.

_____

Notary Public at Large

My commission expires: 01-15-2025

ZYRION LEE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 596733
Expires January 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 6/27/23.

Affiant Signature – Joshua A. Terry

6/28/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/28/2023.

Notary Public

My Commission Expires: 9/28/26

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