Karen Johnson Davidson County
Batch# 1030257 DEEDWARR
07/25/2023 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.87
20230725-0057210

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-23-2617

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of July, 2023

Notary Public

Commission Expires: 1/16-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lindsey Jones and William Morrison 2173 Christina Court Nashville, TN 37076	CMG 3160 Crow Canyon Suite 400 San Ramon CA 94583	087 01 0B 022.00

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

Lindsey Jones and William Morrison, 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Monticello Subdivision as shown on plat of record in Plat at Instrument No. 20060417-0043313, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

BEING the same property conveyed by Warranty Deed from David M. Fry to Christina L. Conroy, recorded November 22, 2016, as Instrument No. 20161122-0122959 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Christina L. Conroy, a single woman to Opendoor Property Trust I, a Delaware statutory trust, recorded April 10, 2023, as Instrument No. 20230410-0025726 in Davidson County, Tennessee Register of Deeds.

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: 2173 Christina Court, Nashville, 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.

Dated this the 21 day of July, 2023.

Opendoor Property Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager
By:
Name: Cathy Nguyen
Title: Authorized Signatory

STATE OF ~~TENNESSEE~~ AZ
COUNTY OF ~~WILLIAMSON~~ Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Cathy Nguyen, 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, at office, this ~~24th~~ 21st day of July, 2023.

Notary Signature
My commission expires: 8-1-23

MARIAH HOWELL
Notary Public, State of Arizona
Maricopa County
Commission # 567691
My Commission Expires
August 01, 2023

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 7-21-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7-24-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th **day of** July **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

