Karen Johnson Davidson County
Batch# 1045556 DEEDWARR
09/01/2023 12:21 20 PM 2 pgs
Fees $13 00 Taxes $1,461 50
20230901-0068838

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-23-1746

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2023

Notary Public

Commission Expires 5-9-26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Allison Oliver and Justin Catlett 503 Foundry Drive Nashville, TN 37209	NEW OWNER	090-12-0-102 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

Allison Oliver, an unmarried person, and Justin James Catlett, an unmarried person, as tenants in common

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 246 on the Plan of Charlotte Park, Section IV, as of record in Book 2663, Page 71, Register's Office for Davidson County

Said Lot No 246 fronts 80 feet on the Westerly margin of Foundry Drive and runs back 158 feet on the Northerly line and 100 feet on the Southerly line to a dead line in the rear measuring 98 8 feet thereon.

Being the same property conveyed to Young Hwan Kim and wife, Sun Yon Kim by Warranty deed from Chan Yong Lee and wife, Yeong Ok Lee of record in Book 7869, page 572 as rerecorded in Book 7881, Page 895, Register's Office for Davidson County, Tennessee, dated June 15, 1989 and recorded on June 21, 1989

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Sun Yon Kim, a widow of record in Instrument No. 20221028-0116765 Register's Office for Davidson County, Tennessee, dated October 27, 2022 and recorded on October 28, 2022.

The said Yong Hwan Kim passed away on or about October 28, 2016, and Sun Yon Kim became sole owner of the property as surviving spouse by the entireties.

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 503 Foundry Drive, Nashville, TN 37209

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 30th day of August, 2023

OPENDOOR PROPERTY Trust I, a Delaware statutory trust
By Opendoor Labs Inc , as Trust Manager
By _____
Name Christina Thornton
Title Authorized Signatory

STATE OF AZ
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 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 30th day of August, 2023

_____
Notary Public at Large
My commission expires 6/24/25

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm Expires Jun 24, 2025