Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-23-3743

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of October, 2023

Notary Public

Commission Expires: 8/15/26

STEVEN J HASTON
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1057814 DEEDWARR
10/04/2023 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20231004-0078260

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Bear Bechtol 610 Poplar Place Nashville, TN 37216	**Jackson Bear Bechtol** **610 Poplar Place** **Nashville, TN 37216**	061-05-0A-065.00-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

Jackson Bear Bechtol, a single man

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. 91 as created and established by the Master Deed and By-Laws for Poplar Glen a Horizontal Property Regime of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, and Declaration of Submission recorded book 7733 page 880 as prerecorded Book 7734, Page 478 said Register's Office as shown and described on the plan for Condominium Site Plan of Phase III on the Plan of Poplar Glen of record in Book 6900, Page 826, Register's Office for Davidson County, Tennessee to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Master Deed and By-Laws as may be from time to time amended as provided therein.

Being the same property conveyed to Darcel Harris and Marlene Harris, both unmarried by Warranty deed from Fox Ridge Homes, Inc of record in Book 9229, page 582, Register's Office for Davidson County, Tennessee, dated January 21, 1994 and recorded on January 26, 1994.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Darcel Harris and Marlene Harris aka Marlene Sanders, both unmarried of record in Instrument No. 20230530-0040349 Register's Office for Davidson County, Tennessee, dated May 25, 2023 and recorded on May 30, 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: 610 Poplar Place, Nashville, TN 37216

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 3rd day of October, 2023.

Opendoor Property Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Sarah Scotta
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 Sarah Scotta, 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 3rd day of October, 2023.

_____
Notary Public at Large
My commission expires: _____

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

Certificate of Authenticity

I, Jonathan R. Vinson, 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 October 4, 2023.

Affiant Signature

Date October 24, 2023

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 4th day of October, 2023.

Notary's Signature

My Commission Expires: Jan. 14, 2026

Notary's Seal (if on paper)

BRYCE W. LAZENBY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY