Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-23-4099

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of October, 2023

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

TIARRA GRAYMAN NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1064508 DEEDWARR
10/24/2023 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,973.95
20231024-0083334

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kim Dannemeyer Davis, Trustee of The Kim Dannemeyer Davis Separate Property Trust Dated June 13, 2018 3253 River Walk Drive Nashville, TN 37214	New owner	085-12-0A-032.00-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

The Kim Dannemeyer Davis Separate Property Trust Dated June 13, 2018

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. 34 on the Plan of Rivers Edge, Section Two, Jackson Downs, Phase Two of record in Plat Book 9700, Page 414, 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 Billy Jody Jones and wife, Michele Jones by Warranty deed from Fox Ridge Homes INC of record in Book 11539, page 602, Register's Office for Davidson County, Tennessee, dated June 17, 1999 and recorded on June 23, 1999.

Being the same property conveyed to Michele Jones by Quitclaim deed from Billy Jody Jones of record in Instrument No. 20060106-0002212 Register's Office for Davidson County, Tennessee, dated December 11, 2005 and recorded on January 06, 2006.

Being the same property conveyed to Michele Austin, married by Quitclaim deed from Michele Jones of record in Instrument No. 20100318-0020308 Register's Office for Davidson County, Tennessee, dated March 11, 2010 and recorded on March 18, 2010.

Being the same property conveyed to Stephen Belew and Michele Austin, husband and wife as joint tenants with right of survivorship by Quitclaim deed from Michele Austin, a married woman joined by her spouse, Stephen Belew of record in Instrument No. 20210222-002008 Register's Office for Davidson County, Tennessee, dated August 12, 2020 and recorded on February 22, 2021.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Stephen Belew and Michele Belew FKA Michele Austin, husband and wife of record in Instrument No. 20230907-0070152 Register's Office for Davidson County, Tennessee, dated September 01, 2023 and recorded on September 07, 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: 3253 River Walk Drive, Nashville, TN 37214

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 20th day of October, 2023.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Kylie Ottery
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 Kylie Ottery, 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 20th 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, 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 10/20/23.

Affiant Signature – Joshua A. Terry

10/23/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/23/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27