Karen Johnson Davidson County
Batch# 1077549 DEEDWARR
12/04/2023 08:06:30 AM 2 pgs
Fees: $13.00 Taxes: $1,013.80
20231204-0093013

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-23-3665

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of November, 2023

Notary Public

Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Billy Ben Oldham, III 3610 Wells Court Nashville, TN 37013	New American Funding 14511 Myford Rd. Ste 100 Tustin, CA 92780	150-03-0-309.00

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

Billy Ben Oldham, III, an unmarried 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. 122A on the Plan of Zone Lot Division Lots 119 through 123 Chelsea of Priest Lake Section Two-C, of record in Plat Book 6250, Page 943, as amended in Book 6900, Page 192 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 Barbara S. Johnson, a single woman by Warranty deed from T. Blake Cothran and Devin Rohner and Nolan Pattee and Judy Cothran (by and through their attorney-in-fact recorded in Instrument No. 20180822-0083330, Register's Office for Davidson County, Tennessee); of record in Instrument No. 20190923-0096122 in the said Register's Office, dated September 20, 2019 and recorded on September 23, 2019.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Barbara S. Johnson, a single woman of record in Instrument No. 20230608-0043666, Register's Office for Davidson County, Tennessee, dated June 6, 2023 and recorded on June 8, 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: 3610 Wells Court, Nashville, TN 37013

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 28th day of November, 2023.

Opendoor Property Trust ~~I, a Delaware statutory trust~~
By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Shanice Villanueva
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 Shanice Villanueva, 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 29 day of NOV, 2023

_____
Notary Public at Large
My commission expires: _____

MARIAH HOWELL
Notary Public - Arizona
Maricopa County
Commission # 651802
My Comm. Expires Aug 1, 2027

I, Andy Maloney, 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 11/29/2023 (date of document).

_____
Affiant Signature
Date 11/29/2023

State of TN
County of Williamson

Sworn to and subscribed ~~before me this~~ 29 day of November 2023.

_____
Notary's Signature
MY COMMISSION EXPIRES: 12/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202312040093013