Karen Johnson
Batch # 1086185
12/28/2023 10:04:54 AM
Fees: $13.00 Taxes: $1,036.00
Davidson County
DEEDWARR
2 pgs
20231228-0099662

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-23-4749

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION O.
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of December, 2023

Notary Public

Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Savannah Lynn Pickens 439 Huntington Ridge Drive Nashville, TN 37211	New Owner	161 11 0A 218.00

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

Savannah Lynn Pickens, an unmarried woman

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. 218 on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with one membership in Huntington Ridge Homeowners Association, Inc., a non-for-profit corporation of the State of Tennessee and all obligations and privileges thereunto belonging or anywise appertaining to said membership.

BEING the same property conveyed by Special Warranty Deed from Zillow Homes Property Trust, a Delaware Statutory Trust to Luke Ridings, an unmarried man, recorded October 5, 2021, as Instrument No. 20211005-0133909 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Luke Ridings, an unmarried man to Opendoor Property Trust I, a Delaware statutory trust, recorded November 6, 2023, as Instrument No. 20231106-0086536 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: 439 Huntington Ridge Drive, Nashville, TN 37211

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 20 day of December, 2023.

Opendoor Property Trust I, a Delaware statutory trust
By: Opendoor Labs ~~Inc.~~, as Trust Manager
By: _____
Name: Blake Hardy
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 Blake Hardy, 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 20 day of Dec, 20 23

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

Notary Public at Large
My commission expires: _____