Box 14

37069-8

**Prepared By** [illegible]
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-23-4924

Karen Johnson Davidson County
Batch # 1086466 DEEDWARR
12/29/2023 09:46:22 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30

20231229-0100037

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of December, 2023

Notary Public

Commission Expires: 7/7/2027

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Matthew Griffin and Johnny Dale Crawley<br>526 Brewer Dr<br>Nashville, TN 37211 | New Owner | 161-03-0-019.00 |

## 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

**Matthew Griffin, a married man,and Johnny Dale Crawley, 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. 11 on the Plan of Wilkerson Heights, as of record in Book 2900, page 63, Register's Office for said County.

Said Lot No. 11 fronts 133 feet on the northeasterly side of Brewer Drive, and extends back 107 feet on the northwestwardly line and 179.2 feet on the southeasterly line, to a deed line which is a broken line on which it measures 185.1 feet thereon.

Being the same property conveyed to William H. Freudenburg and wife, Mildred S. Freudenburg by Warranty Deed from M. C. Butts and wife, Dixie R. Butts of record in Book 3506, Page 139, Register's Office for Davidson County, Tennessee, dated February 14, 1963 and recorded on February 19, 1963.

The said Mildred S. Freudenburg died November 15, 1971, leaving William H. Freudenburg as surviving tenant.

Being the same property conveyed to William H. Freudenburg and wife Dorothy F. Freudenburg by Quitclaim deed from William H. Freudenburg and wife Dorothy F. Freudenburg, as tenants by the entirety of record in Book 8864, Page 629, Register's Office for Davidson County, Tennessee, dated February 09, 1993 and recorded on February 12, 1993.

Being the same property conveyed to William H. Fruedenburg and wife, Dorothy F. Fruedenburg by Deed of Correction Quitclaim deed from William H. Fruedenburg and wife, Dorothy F. Fruedenburg, as tenants by the entirety of record in Book 8875, Page 988, Register's Office for Davidson County, Tennessee, dated February 26, 1993 and recorded on March 01, 1993.

The said William H. Freudenberg died June 01, 1999, leaving Dorothy F. Freudenberg as surviving tenant.

Being the same property conveyed to Dorothy F. Freudenberg, Trustee of The Dorothy F. Freudenberg Revocable Living Trust dated December 17, 2005 by Warranty deed from Dorothy F. Freudenberg, a single woman of record in Instrument No. 20060410-0041063, dated March 06, 2006 and recorded on April 10, 2006, and Deed of Correction dated April 09, 2009 and recorded on April 14, 2009, of record in Instrument No. 20090414-0033573 Register's Office for Davidson County, Tennessee. Said Corrective deed is from Mary Sue Brown, as Successor Trustee of the Dorothy F. Freudenberg Revocable Living Trust to Mary Sue Brown, Trustee of the Dorothy F. Freudenberg Revocable Living Trust dated December 17, 2005.

The said Dorothy F. Freudenberg died May 29, 2007.

Being the same property conveyed to Mary Sue Brown by Quitclaim deed from Mary Sue Brown, Trustee of The Dorothy F. Freudenberg Revocable Living Trust dated December 17, 2005 of record in Instrument No. 20090414-0033574 Register's Office for Davidson County, Tennessee, dated April 09, 2009 and recorded on April 14, 2009.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Mary Sue Brown, an unmarried woman of record in Instrument No. 20231113-0088099 Register's Office for Davidson County, Tennessee, dated November 09, 2023 and recorded on November 13, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1)The Plan of record in Plat Book 2900, page 63, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; (2) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (3) any and all applicable governmental and/or zoning regulations; (4) 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: 526 Brewer Dr, 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 26th day of December, 2023.

Opendoor Property Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Cynthia Vargetta
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 Cynthia Vargetta, 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 26th day of December, 2023.

_____
Notary Public at Large
My commission expires: _____

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