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Karen Johnson Davidson County
Batch# 1113434 DEEDWARR
03/21/2024 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20240321-0019502

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-24-707

BRITNEY WEISGERBER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of March, 2024

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Richard Miller and Debra L. Miller 4333 Central Valley Drive Nashville, TN 37076	Legacy Home Loans 1036 Stearman Dr, Ste 6 White House, TN 37188	087-13-0-024

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

Richard Miller and Debra L. Miller, husband and wife

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. 46 on the Plan of Central Valley Forest of record in Plat Book 5800, Page(s) 71 and 72, 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 Opendoor property Trust I, a Delaware statutory trust by Warranty Deed from Edward G. Rasheff, a single man of record in Instrument No. 20230905-0069586 Register's Office for Davidson County, Tennessee, dated September 01, 2023 and recorded on September 05, 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: 4333 Central Valley Drive, Nashville, TN 37076

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

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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 8th day of March, 2024.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Kylie Ottney
Title: Authorized Signatory

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kylie Ottney, 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 8th day of March, 2024.

_____
Notary Public at Large
My commission expires: _____

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 15, 2024.

J. Carlton Drumwright

March 15, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 15, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY