Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-24-1800

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23 day of May, 2024

Notary Public

Commission Expires: _____

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

Karen Johnson Davidson County
Batch# 1138735 DEEDWARR
05/23/2024 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20240523-0038635

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kelsey Oesmann Wilson and Blake Michael Wilson 158 Spring Valley Road Nashville, TN 37214	**New Owner**	096-05-0-001.00

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

Kelsey Oesmann Wilson and Blake Michael Wilson, wife and husband

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. 1 on the Plan of Kenneth G. Gaidos Resubdivision in Bluefields, as of record in Book 5190, Page 466, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more detailed description.

Together with an easement in over and through Land in Davidson County, Tennessee, located in the 15th Civil District of Davidson County Tennessee; and, described according to a survey dated October 24, 2014 made by R. L. Montoya, land surveying.

Said ingress and egress easement is an easement running with the land in favor of the current and all future owners of the Henry Family living trust property; Begins at a point in the existing concrete driveway at 158 Spring Valley Road, which point is the Northwesterly corner of the John G. Doak, Sr. and Mary T. Doak property at 220 Cumberland Circle, as noted in Deed Book 9070, page 17 Register's Office of Davidson County, which is a point on the common line between The Henry Family Revocable Living Trust, property dated May 23, 2012, described in a Quit Claim Deed of record as instrument ID No. 20120530-0046562, Register's Office of Davidson County, and which constitutes the Northwesterly corner of said Doak's Property; thence with said common line in a Southeasterly direction South 84 degrees 53 minutes 53 seconds East a distance of 9 feet, thence leaving said common line in a Southeasterly direction, South 27 degrees 29 minutes 34 seconds East, a distance of 34.74 feet to a point; thence in a Southwesterly direction, South 58 degrees 47 minutes 25 seconds West a distance of 5 feet to point on Doak's Westerly line; thence with Doak's Westerly line North 31 degrees 12 minutes 35 seconds West, a distance of 40 feet to the Point of Beginning.

wife by Warranty Deed from Douglas C. Henry and Jacqueline G. Henry (aka Jacqueline G.T. Henry), Trustees The Henry Family Revocable Living Trust, dated May 23, 2012 of record in Instrument No. 20170601-0054563 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 01, 2017.

Being the same property conveyed to Jared J. Smalley and Cara Gruszecki, husband and wife by Quitclaim Deed from Jared J. Smalley and Care Smalley, now known as Cara Gruszecki husband and wife of record in Instrument No. 20220420-0045562 Register's Office for Davidson County, Tennessee, dated March 29, 2022 and recorded on April 20, 2022.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Jared J. Smalley aka Jared J, Smalley, Jr., and Cara Gruszecki aka Cara Gruszecki Smalley aka Cara Smalley, husband and wife of record in Instrument No. 20240222-0012215 Register's Office for Davidson County, Tennessee, dated February 21, 2024 and recorded on February 22, 2024.

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: 158 Spring Valley Road, 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 22 day of May, 2024.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Dominique Gray
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 Dominique Gray, 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 22 day of May, 2024.

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

_____
Notary Public at Large
My commission expires: 8-1-27

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **May 23, 2024**.

Date

Affiant Signature

May 23, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23rd** day of **May**, 20**24**.

Notary's Signature

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)