Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAG-24-1412

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-24-2155

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of May, 2024

Notary Public

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Commission Expires: 11-3-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marissa Leilani Jamal and Brenden Eythen Smith 1412 Quail Run Nashville, TN 37214	Novus Home Mortgage 20225 Water Tower Blvd Suite 400 Brookfield, WI 53045	108-08-0E-011.00-CO

Karen Johnson
Batch # 1143802
06/05/2024 03:17:53 PM
Fees: $13.00 Taxes: $865.80

Davidson County
DEEDWARR
2 pgs

20240605-0042217

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

Marissa Leilani Jamal, and Brenden Eythen Smith

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 11, Lot No. 64, in a Horizontal Property Regime as shown on the Condominiums Site Plan, Section 3, Phase VI, Quail Valley, as of record in Plat Book 5800, Pages 127 and 128, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lyle McCall et ux Victoria McCall, as tenants by the entirety by Warranty Deed from TennReal Inc. of record in Book 6145, page 181, Register's Office for Davidson County, Tennessee, dated September 23, 1983 and recorded on September 28, 1983.

Being the same property conveyed to Lyle McCall by Quitclaim Deed from Victoria Ann McCall of record in Book 9327, page 590, Register's Office for Davidson County, Tennessee, dated April 01, 1994 and recorded on April 29, 1994.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Lyle McCall, a single man of record in Instrument No. 20240124-0004580 Register's Office for Davidson County, Tennessee, dated January 22, 2024 and recorded on January 24, 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: 1412 Quail Run, 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 30 day of May, 2024.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager
By:
Name: Sarah Payne
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 Sarah Payne, 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 30 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