Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-24-2504

Karen Johnson
Batch # 1145590
06/11/2024 09:32:03 AM
Fees: $13.00 Taxes: $1,424.50

Davidson County
DEEDWARR
2 pgs

20240611-0043538

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of June, 2024

Notary Public

Commission Expires: _____

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sean M. Whitmore 3060 Richmond Hill Drive Nashville, TN 37207	New Owner	060-02-0-080.00

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

Sean M. Whitmore, a single 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. 8 on the Plan of Section One Parkwood Estates of record in Plat Book 2900, Page 119 and 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

said Lot No. 8 fronts 75.0 feet on the northeasterly margin of Richmond Hill Drive and extends back 137.1 feet on the northwesterly line and 138.2 feet on the southeasterly line to a broken line in the rear, measuring 79.05 feet thereon

Being the same property conveyed to Charles Franklin Bearden and wife, Marilyn S. Bearden by Warranty Deed from James Lyndal Roberts, Jr. and wife, Lucia Y. Roberts of record in Book 5285, page 252, Register's Office for Davidson County, Tennessee, dated April 28, 1978 and recorded on May 12, 1978. The said Charles Franklin Bearden died on or about September 24, 2011, leaving Marilyn S. Bearden as the surviving tenant by the entirety. The said Marilyn S. Bearden died on or about July 13, 2019. Reference is made to her last will and testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 19P1847, in which she names Gwendolyn B Siler as Executrix.

Being the same property conveyed to Gwendolyn B. Siler by Personal Representative' s Quitclaim Deed from Gwendolyn B. Siler, was named Executrix of the Estate of Marilyn P. Bearden of record in Instrument No. 20211108-0149029 Register's Office for Davidson County, Tennessee, dated November 01, 2021 and recorded on November 08, 2021.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Gwendolyn B. Siler, a married person of record in Instrument

No. 20240307-0015923 Register's Office for Davidson County, Tennessee, dated February 29, 2024 and recorded on March 07, 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: 3060 Richmond Hill Drive, Nashville, TN 37207

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 5th day of June, 2024.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager
By: [redacted]
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 5th day of June, 2024.

Notary Public at Large
My commission expires: _____

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