Name and Address of New Owner:
Opendoor Property Trust I, a Delaware statutory trust
410 North Scottsdale Road
Suite 1600
Tempe, AZ 85288

Karen Johnson Davidson County
Batch# 1161048 DEEDWARR
07/23/2024 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $854.33
20240723-0055510

Send Tax Bills To:
Opendoor Property Trust I, a Delaware statutory trust
410 North Scottsdale Road
Suite 1600
Tempe, AZ 85288

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 136-10-0B-064-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bryan G. Rubio, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Opendoor Property Trust I, a Delaware statutory trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being all of Unit No. 31-A on the plan of A Revision of Lots 21-32, 39 & 40 on the Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest as shown by Plat of record in Plat Book 6250, page 49 and as amended in Book 9773, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bryan G. Rubio, an unmarried man and Betty J. Cassella, an unmarried woman, tenants in common with right of survivorship by Warranty Deed from Patricia Summa Mecomber and Gregory Mecomber, husband and wife, dated October 7, 2020, of record in Instrument No. 20201012-0118173, in the Register's Office for Davidson County, Tennessee. Betty J. Cassella died on 2/11/2021.

This conveyance is subject to the current year's property taxes which have been prorated. 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3570 Seneca Forest Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of July, 2024.

Bryan G Rubio (SEAL)
Bryan G. Rubio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of July, 2024, before me personally appeared Bryan G. Rubio, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of July, 2024.

WILLIAM D CASTLEMAN JR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of July, 2024.

Notary Signature
My commission expires:

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/19/24 (date of document).

Affiant Signature

7/22/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

