When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064

File# 1-23387-RR

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-24-4784

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of October, 2024

Notary Public

Commission Expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1198686 DEEDWARR
10/30/2024 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,761.20
20241030-0083531

Address of New Owner	Send Tax Bills To:	Map & Parcel
Benejean Pierre and Ludona Pierre 2508 Val Marie Drive Madison, TN 37115	All Western Mfg. 8345 W. Sunset Rd. Ste 380 Las Vegas, NV 89113	034-07-0B-019.00-CO

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

Benejean Pierre and Ludona Pierre, a married couple

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 tract of land in Davidson County, Tennessee, described as follows: Being Lot Number 19 on the Plan of Cluster-Lot Subdivision of Enclave at Twin Hills and that common area as designated as "open spaces" on the Plan of Harbor Village Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee as Instrument Number 20030723-0102986, of record as Instrument Number 20071221-0146647 and Instrument Number 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements) being filed of record with the Register of Deeds of Davidson County, Tennessee as Instrument Number 20080821-0086071, amended at Instrument No. 20151112-0115172 and Instrument Number 20151217-0127190. Along with this conveyance, the Grantee steps into the position of the Grantor as the Declarant under the Restrictions and By-Laws of Enclave at Twin Hills Subdivision.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Wajehah Sanders and Edward Sanders, wife and husband of record in Instrument No. 20240625-0047376 Register's Office for Davidson County, Tennessee, dated June 21, 2024 and recorded on June 25, 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: 2508 Val Marie Drive, Madison, TN 37115

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 24th day of October, 2024.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager
By: _____

Name: Sarah Guizar

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 Guizar, 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 24th day of October 2024.

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

(Notary Seal)

_____
Notary Public at Large
My commission expires: _____

- **The text of a certification of an electronic document must be in the following form.**

I, Jacqueline Sena **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10/24/2024 **(date of document).**

Affiant Signature

Date: 10/28/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th **day of** October, 2024.

Notary Signature

MY COMMISSION EXPIRES: 1/4/2027

Notary's Seal (if on paper)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY