**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-24-4986

STATE OF TENNESSEE
COUNTY OF **Wilson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30 day of October, 2024

Notary Public

Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 1199576 DEEDWARR
10/31/2024 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20241031-0084476

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Terri Frohmiller<br>718 Mercer Drive<br>Hermitage, TN 37076 | **U.S. Bank**<br>**4801 Frederica Street**<br>**Owensboro, KY 42301** | 075-16-0-002.00 |

# 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

**Terri Frohmiller, a single woman**

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. 42-A on the Plan of ZONE LOT DIVISION LOTS 42 THRU 44, MEADOWS OF TULIP GROVE, SECTION ONE, of record in Plat Book 5200, Page 612 and amended in Book 6231, Page 154 and Plat Book 6900, Page 306, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed from Ben E. Amos, a/k/a Ben E. Amos, Sr, an unmarried man, of record in Instrument No. 20240620-0046383, in the Register's Office of Davidson County, Tennessee, dated June 13, 2024, and recorded on June 20, 2024.

Being the same property conveyed to Ben E. Amos, by Quitclaim Deed from Altus Federal Savings Bank, of record in Book 8565, Page 250, in the Register's Office of Davidson County, Tennessee, dated November 18, 1991, and recorded on March 03, 1992.

Being the same property conveyed to Altus Bank, a Federal Savings Bank, by Substitute Trustee's Deed from Joe M. Kirsch, as Substitute Trustee, of record in Book 7955, Page 109, in the Register's Office of Davidson County, Tennessee, dated June 14, 1989, and recorded on October 05, 1989.

Being the same property conveyed to Daniel Donaldson and wife, Athalia Donaldson, by Quitclaim Deed form Raymond R. Richert and wife, Susan Richert, of record in Book 7864, Page 57, in the Register's Office of Davidson County, Tennessee, dated June 12, 1989, and recorded on June 13, 1989.

Being the same property conveyed to Raymond R. Richert and Daniel Donaldson and wife, Athalia Donaldson, by Deed from Hickory Hill Homes, Inc., of record in Book 7353, Page 284, in the Register's Office of Davidson County, Tennessee, dated September 14, 1987, and recorded on September 16, 1987.

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: 718 Mercer Drive, Hermitage, TN 37076

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 29th day of October, 2024.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

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

Name: Ty Lamastros

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 Ty Lamastros, 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 29th day of October, 2024.

_____
Notary Public at Large
My commission expires: _____

(Notary Seal)

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

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 October 29, 2024.

Affiant Signature

10/30/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this October 30, 2024.

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY