Karen Johnson
Batch # 1213055
12/06/2024 09 46 38 AM
Fees $18 00 Taxes $799 20
Davidson County
DEEDWARR
3 pgs
20241206-0094802

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-24-1234

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-24-5378

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000 00

Jerry L. Majors
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of November, 2024

Notary Public

Commission Expires. 5-5-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jerry L. Majors 1234 Massman Drive Nashville, TN 37217	New American Funding 14511 Myford Rd #100 Tustin, CA 92780	107-14-0A-051.00-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

Jerry L. Majors, an unmarried 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 Unit No. 51 of Copperfield Terrace Condominiums, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 50, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Wilma Guffey, unmarried by Warranty Deed from Deborah S. Shepherd, unmarried of record in Instrument No. 20041215-0149368 Register's Office for Davidson County, Tennessee, dated December 13, 2004 and recorded on

December 15, 2004 and Affidavit of Heirship record in instrument No. 20190318-0024301 and Affidavit of Facts Concerning Identity of Heirs record in instrument No. 20240228-0013593.

Wilma Lewis Guffey passed away December 17, 2017

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Sherri Susan Beal, joined by her spouse, Thomas Scott Beal of record in Instrument No. 20240228-0013594 Register's Office for Davidson County, Tennessee, dated February 23, 2024 and recorded on February 28, 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: 1234 Massman Drive, Nashville, TN 37217

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 03 day of ~~November~~ December, 2024.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

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

Name: Russell White

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 Russell White, 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 03 day of ~~November~~ December, 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

(Notary Seal)