Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr 290
Brentwood, TN 37027
OD-24-5406

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,750.00

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of December, 2024

Notary Public

Commission Expires: 11/15/2028

Karen Johnson Davidson County
Batch# 1213637 DEEDWARR
12/10/2024 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,704.78
20241210-0095671

Address of New Owner	Send Tax Bills To:	Map & Parcel
Travis R. Katona 1717 B McKinney Avenue Nashville, TN 37208	New Owner	081-020-M-002.00-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

Travis R. Katona

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 B, 1717 Mckinney Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 1717 McKinney Avenue Townhomes, of record in Instrument No. 20160630-0067012, Register's Office for Davidson County,

Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Bates, an unmarried man by Warranty Deed from Ribbon Cutter, Inc., a Delaware corporation of record in Instrument No. 20170322-0027953 Register's Office for Davidson County, Tennessee, dated March 20, 2017 and recorded on March 22, 2017.

Being the same property conveyed to Cavendish Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from Andrew Bates of record in Instrument No. 20170911-0092863 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on September 11, 2017.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Cavendish Investments LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240402-0022588 Register's Office for Davidson County, Tennessee, dated March 27, 2024 and recorded on April 02, 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: 1717 B McKinney Avenue, Nashville, TN 37208

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 6th day of December, 2024.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

BY: OPENDOOR LABS INC., a Delaware corporation, as Trust Manager

By: _____

Name: William Lipsey

Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William Lipsey, 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 Signatory 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 6 day of December, 2024

MARIAH HOWELL
Notary Public - Arizona
Maricopa County
Commission # 651802
My Comm. Expires Aug 1, 2027

_____
Notary Public at Large
My commission expires: 08-01-2027

(Notary Seal)

Certificate of Authenticity

I, Joshua A. Terry, 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 12/6/24.

Affiant Signature – Joshua A. Terry

12/9/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/9/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27