Karen Johnson Davidson County
Batch# 1218713 DEEDWARR
12/20/2024 12:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,642.80
20241220-0099185

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-24-5613

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson
(TJ)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00

Affiant

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

Notary Public

Commission Expires: _____

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Thomas Meyer, III and Mary Olivia Thomas 7277 Charlotte Pike, Unit 326 Nashville, TN 37209	NEW OWNER	114-08-0C-112.00-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

Thomas Meyer, III, and Mary Olivia Thomas, husband and wife

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. 108, a/k/a 326, on the Plan of West Park Phase 3, of record in Instrument No. 200602020012968 and shown on Exhibit "B" to the amendment to the Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20060202-0013378, said Register's office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph M. Rigsby and wife, Amanda S. Rigsby by Warranty Deed from Brian J. Kovolisky and wife, Cara E. Johnston Kovolisky of record in Instrument No. 20131202-0122631 Register's Office for Davidson County, Tennessee, dated November 18, 2013 and recorded on December 02, 2013.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Joseph M. Rigsby and wife, Amanda S. Rigsby of record in Instrument No. 20240627-0048438 Register's Office for Davidson County, Tennessee, dated June 26, 2024 and recorded on June 27, 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: 7277 Charlotte Pike, Unit 326, Nashville, TN 37209

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., as Trust Manager
By: _____

Name: Stephanie Paul

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 Stephanie Paul, 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 5th day of Dec., 2024.

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

_____
Notary Public at Large
My commission expires: _____

(Notary Seal)

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 December 5th, 2024

Affiant Signature

12/05/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 5th day of December, 20 24.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY