Karen Johnson Davidson County
Batch# 1229994 DEEDWARR
01/24/2025 10:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20250124-0005625

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr 290
Brentwood, TN 37027
OD-24-6007

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of January, 2025

Notary Public

Commission Expires: 8/19/2025

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Martha K. Jones 4474 Sunnycrest Drive Los Angeles, CA 90065	New Owner	142-11-0-115.00

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

Martha K. Jones, unmarried 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:

Situated in the county of Davidson and State of Tennessee:

Being Lot No. 38 on the Plan of Westward Winds Subdivision, as of record in Book 3700, Page 32, Register's Office for Said County.

Said Lot No. 38 Fronts on the Southerly margin of Westward Winds Drive 80.0 Feet and runs back between lines being 136.0 feet on the Westerly Line and 144.9 Feet on the Easterly Line to a line on the Rear in which it measures 73.2 Feet Thereon.

Being the same property conveyed to Kenneth H. Larkin, Jr. and wife, Martha H. Larkin by Warranty Deed from James A . Lowry and wife, Martha R. Lowry of record in Book 6091, Page 26, Register's Office for Davidson County, Tennessee, dated July 06, 1983 and recorded on July 08, 1983. The said Martha H. Larkin died on or about November 14, 1994, leaving Kenneth H. Larkin, Jr. as surviving tenant by the entirety.

Being the same property conveyed to Kenneth H. Larkin, an unmarried man by Quitclaim Deed from Kenneth H. Larkin, also known as Kenneth H. Larkin, Jr., surviving spouse of Martha H. Larkin of record in Instrument No. 20080415-0038178 Register's Office for Davidson County, Tennessee, dated March 24, 2008 and recorded on April 15, 2008. The said Kenneth H. Larkin, Jr., aka Kenneth H. Larkin, died intestate on or about May 02, 2024. Reference is made to the Affidavit of Heirship for Kenneth H. Larkin, Jr., naming Michael Alan Larkin as his sole heir, of record in Instrument No. 20240604-0041783.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Michael Alan Larkin, a single individual of record in Instrument No. 20240722-0054970 Register's Office for Davidson County, Tennessee, dated July 19, 2024 and recorded on July 22, 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: 513 Westward Winds Dr, Nashville, TN 37221

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 3rd day of January, 2025.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Kyle Ottny
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 Kyle Ottny, 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 13th day of January, 2025.

_____
Notary Public at Large
My commission expires:

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

Certificate of Authenticity

I, Edie Sutherland, 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 1|13|2025.

Edie Sutherland

Affiant Signature

1|24|2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of January, 2025.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal

