Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr 290
Brentwood, TN 37027
OD-25-840

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of March, 2025

Notary Public

Commission Expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1248634 DEEDWARR
03/20/2025 01:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20250320-0020650

Address of New Owner	Send Tax Bills To:	Map & Parcel
Oscar Romero Garcia 505 Spring Garden Court Antioch, TN 37013	Same	150-11-0-199.00

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

Oscar Romero Garcia and Angie Katherine Vasquez Urrego, 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:

All of that certain parcel of land situated in City of Antioch being known as a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 318 on the Plan of Section 4-A, Towne Village of The Country, of record in Book 6250, Pages 20 and 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to George Eberdt and George Eberdt Trust by Cash Deed for Tennessee from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C, of record in Instrument No. 20150918-0095005 Register's Office for Davidson County, Tennessee, dated September 17, 2015 and recorded on September 18, 2015.

Being the same property conveyed to George R. Eberdt, Trustee of The George R. Eberdt Trust by Quitclaim Deed from George Eberdt, single, and George R. Eberdt, Trustee of The George Eberdt Trust of record in Instrument No. 20190805-0077708 Register's Office for Davidson County, Tennessee, dated August 05, 2019 and recorded on August 05, 2019.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from George C. Eberdt, as Successor Trustee of the George Eberdt Trust of record in Instrument No. 20241104-0085314 Register's Office for Davidson County, Tennessee, dated October 31, 2024 and recorded on November 04, 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: 505 Spring Garden Court, Antioch, TN 37013

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 13 day of March, 2025.

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 13 day of March, 2025.

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 3/13/25.

Affiant Signature – Joshua A. Terry

3/17/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/17/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27