Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-25-1112

Karen Johnson
Batch # 1255041
04/02/2025 10 31 12 AM
Fees $13 00 Taxes $2,275 50

Davidson County
DEEDWARR
2 pgs

20250402-0024961

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2025

Tracey Perry
Notary Public

Commission Expires 5-9-26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eric P Mott and Beth Ann Mott 9713 Katz Lane Brentwood, TN 37027	NEW OWNER	181-07-0A-040 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

Eric P. Mott and Beth Ann Mott, 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 Lot No 40 on the Plan of Final Plat Autumn View, Formerly Brinkley Property Subdivision, Phase Two A of record in Plat at Instrument No 20190830-0087642 as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20190910-0091297, 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 Brent Ashley Hall and Kimberly Arnold Hall, husband and wife by Special Warranty Deed from NVR, Inc , a Virginia Corporation T/A Ryan Homes of record in Instrument No 20200225-0020534 Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on February 25, 2020

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Brent Ashley Hall, married, herein joined by spouse, Kimberly Arnold Hall of record in Instrument No 20250106-0000936 Register's Office for Davidson County, Tennessee, dated January 05, 2025 and recorded on January 06, 2025

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 9713 Katz Lane, Brentwood, TN 37027

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 31st day of March, 2025

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

By _____

Name Kyle Ottney
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 Ottney, 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 31st day of March, 2025.

_____
Notary Public at Large
My commission expires _____

(Notary Seal)

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