Karen Johnson Davidson County
Batch# 1255990 DEEDWARR
04/03/2025 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,150.70
20250403-0025391

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
Ste. 290
Brentwood, TN 37027
OD-24-5599

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00

Sarah Hogewood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of April, 2025

Carmen Coats
Notary Public

Commission Expires: 3/3/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christopher James Stewart 3401 Anderson Road, Unit #62 Antioch, TN 37013	Cross Country Mtg LLC 2160 Superior Ave Cleveland, OH 44114	136-15-0B-062.00-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

Christopher James Stewart, a single man

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:

Being Lot No. 62 on the plan of A Horizonal Property Regime (Private Element) Phase 2, Smith Springs Townhomes, Revision 1, of record in Instrument No. 20010629-0068937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Diane Lanier by Special Warranty Deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20150804-0077459 Register's Office for Davidson County, Tennessee, dated June 8, 2015 and recorded on August 04, 2015.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Diane Lanier of record in Instrument No. 20241114-0088604 Register's Office for Davidson County, Tennessee, dated November 13, 2024 and recorded on November 14, 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: 3401 Anderson Road, Unit #62, ~~Nashville~~ 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 31st day of ~~April~~ March, 2025.

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

By: _____

Name: Kyle Cottney
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 Cottney, 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 April, 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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 1. 2025.

Affiant Signature

3rd day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028