Karen Johnson Davidson County
Batch# 1257637 DEEDWARR
04/11/2025 07:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,724.20
20250411-0026872

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
Ste. 290
Brentwood, TN 37027
OD-25-1462

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $466,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of April, 2025

Notary Public

Commission Expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chadley Michelle Jewett 404 Old Oak Way Nashville, TN 37076	NEXA Mortgage LLC, dba AXEN Mortgage 3100 West Ray Road Ste #201 Office #209 Chandler, AZ 85226	086-04-0A-049.00-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

Chadley Michelle Jewett, a single woman, as sole owner

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. 34 on the Plan of Phase 2A, Oakcrest of record in Plat Book 6900, Page 881, in the 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 Sarah Rivers, a single woman and Robert Rivers, a single man by Warranty Deed from Ernest D. Shepherd, and wife, Bettie H. Shepherd of record in Instrument No. 20160629-0066300 Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on June 29, 2016.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Sarah Rivers, single and Robert Rivers, single of record in Instrument No. 20250225-0013989 Register's Office for Davidson County, Tennessee, dated February 24, 2025 and recorded on February 25, 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: 404 Old Oak Way, Nashville, TN 37076

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 3 day of April, 2025.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

BY: OPENDOOR LABS INC., a Delaware corporation, as Trust Manager

By: _____

Name: Chelsey Roberts

Title: Authorized Signer

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 Chelsey Roberts, 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 Signer 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 Authorized Signer.

Witness my hand and official seal this 3 day of April, 2025

_____

Notary Public at Large

My commission expires: 06-24-2025

(Notary Seal)

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

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 4/3/2025.

Affiant Signature – Joshua A. Terry

4/8/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/8/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27