Karen Johnson Davidson County
Batch# 1259736 DEEDWARR
04/14/2025 12:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,553.63
20250414-0028073

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
Ste. 290
Brentwood, TN 37027
OD-25-1406

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of April, 2025

Notary Public

Commission Expires: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	Map & Parcel
Younes Koushkebaghi 3265 Longstalk Road Antioch, TN 37013	Younes Koushkebaghi 3265 Longstalk Rd Antioch TN 37013	182-15-0B-249.00-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

Younes Koushkebaghi, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Major Subdivision, Final Plat, Clover Glen, Phase 4, Lots 168 through 250 of record in Plat at Instrument No. 20190718-0070553, 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 Kara Sowell Giudice and Jonathan Andrew Giudice, wife and husband by Warranty Deed from Ashley Pierce and Desmond Pierce, wife and husband of record in Instrument No. 20220705-0077240 Register's Office for Davidson County, Tennessee, dated June 28, 2022 and recorded on July 05, 2022.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Kara Sowell Giudice and Jonathan Andrew Giudice, wife and husband of record in Instrument No. 20240821-0063989 Register's Office for Davidson County, Tennessee, dated August 19, 2024 and recorded on August 21, 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: 3265 Longstalk Road, 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 9th day of April, 2025.

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

By: _____

Name: Anissa Cienfuegos-Ruiz
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 Anissa Cienfuegos-Ruiz, 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 9th day of April, 2025.

NANCY TCHERNESHOFF
Notary Public - Arizona
Maricopa County
Commission # 681613
My Comm. Expires Mar 15, 2029

_____
Notary Public at Large
My commission expires: 03/15/2029

(Notary Seal)

EXHIBIT "A" - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Major Subdivision, Final Plat, Clover Glen, Phase 4, Lots 168 through 250 of record in Plat at Instrument No. 20190718-0070553, 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 part of the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Kara Sowell Giudice and Jonathan Andrew Giudice, wife and husband dated August 19, 2024 and recorded on August 21, 2024 of recorded in Instrument No. 20240821-0063989, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kara Sowell Giudice and Jonathan Andrew Giudice, wife and husband by Warranty Deed from Ashley Pierce and Desmond Pierce, wife and husband dated June 28, 2022 and recorded on July 05, 2022 of recorded in Instrument No. 20220705-0077240, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 182 15 0B 249.00
Being also known as: 3265 Longstalk Road, Antioch, TN 37013

Being the same property conveyed to Younes Koushkebaghi, an unmarried man by deed from Opendoor Property Trust I, a Delaware statutory trust , dated April 9, 2025, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, RaShawn Perry *(custodian's name)*, 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 4/9/10 *(date of document)*.

RaShawn Perry
Custodian's Signature

4/11/25
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 11th day of April, 2025.

Susan Morelli
Notary Public

MY COMMISSION EXPIRES: 08.17.2025

SUSAN MORELLI
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD