Karen Johnson Davidson County
Batch# 1262341 DEEDWARR
04/21/2025 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,195.10
20250421-0030015

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
Ste. 290
Brentwood, TN 37027
OD-25-1481

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of April, 2025

Notary Public

Commission Expires: 11.3.25

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Phillip Griswold and Daniella Griswold 131 Noel Cove Circle Hermitage, TN 37076	New Owner	086-10-0B-131.00-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

Phillip Griswold and Daniella Griswold, 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 Unit No. 131 on the Plan of Noel Cove Townhomes, of record in Instrument No. 20030924-0141428, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mekisha Page, A Single Woman, by Warranty Deed from Inta Delynn Sanford and Travis Sanford, wife and husband, of record in Instrument No. 20140505-0037994 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 5, 2014.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Mekisha Page, single, of record in Instrument No. 20250128-0006539 Register's Office for Davidson County, Tennessee, dated January 27, 2025 and recorded on January 28, 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: 131 Noel Cove Circle, Hermitage, 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 16th day of April, 2025.

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

By: _____

Name: Sarah Guzar
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 Sarah Guzar, 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 16th 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

WARRANTY DEED

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/16/25 (date of document).

Affiant Signature

4/18/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

