Karen Johnson Davidson County
Batch# 675378 DEEDWARR
07/13/2021 08:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,242.83
20210713-0093611

Name and Address of New Owner:
Opendoor Property C LLC, a Delaware limited liability company
410 N. Scottsdale Rd, Ste. 1600
Tempe, AZ 85281

Send Tax Bills To:
Opendoor Property C LLC, a Delaware limited liability company
410 N. Scottsdale Rd, Ste. 1600
Tempe, AZ 85281

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 135 14 0A 108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David L. Sadler, unmarried and Elizabeth J. Sadler, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Opendoor Property C LLC, a Delaware limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 69, on the Plan of Pinnacle Point Subdivision, Phase 3, of record in Plat Book 6900, Pages 391, 392 and 393, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David L. Sadler and wife, Elizabeth J. Sadler, by Warranty Deed from Richard F. Lindgren and wife, Diane L. Lindgren, of record in Book 11060, Page 648, in the Register's Office of Davidson County, Tennessee, dated August 7, 1998 and recorded on August 11, 1998. *The said David L. Sadler and Elizabeth J. Sadler are divorced pursuant to the Final Decree of Divorce filed as Case No. 21D317 in the Third Circuit Court for Davidson County, Tennessee at Nashville.*

This improved property known as 844 Rocky Mountain Pkwy, Antioch TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of July, 2021.

David L. Sadler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2021, before me personally appeared David L. Sadler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of July, 2021.

Notary Signature
My commission expires:
(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of July, 2021.

Elizabeth J. Sadler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2021, before me personally appeared Elizabeth J. Sadler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of July, 2021.

Notary Signature
My commission expires: 6-21-25
(SEAL)

DAVID R. A. ROEIGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of July, 2021.

Notary Public
My commission expires:
(SEAL)

KARLA ULLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

File No. 2021-3018

Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on July 9, 2021 (date of document).

Affiant Signature

7-9-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of July, 2021.

Dana R Park

Notary Public

COMMISSION EXPIRES: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

(NOTARY SEAL)