Karen Johnson Davidson County
Batch# 676862 DEEDWARR
07/14/2021 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,138.86
20210714-0094825

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4753

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of July, 2021

Notary Public

Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property J LLC 410 N. Scottsdale Rd, Ste. 1600 Tempe, AZ 85281	NEW OWNER	150-01-0-041.00

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,

Lakita Douglas. married to Christopher Douglas, Melanie Marie Smith, married to Donte Smith, Andrea Ashley Davis, unmarried, Rolanda Renee Davis, unmarried, Kimberly Elizabeth Driver, married to Tony Driver, and Ronald Taliaferro Davis, Jr., unmarried, Heirs at Law of Ronald T. Davis

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Opendoor Property J LLC, a Delaware limited liability company

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. 173 on the Plan of Edge-O-lake Estates, Section 1 of record in Plat Book 3600, Page 43, 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 Ronald T. Davis, married by Warranty deed from Cecil R. Conley and wife, Gloria L. Conley of record in Book 11000, page 35, Register's Office for Davidson County, Tennessee, dated June 26, 1998 and recorded on June 30, 1998.

Being the same property conveyed to Ronald T. Davis and wife, Annie P. Davis by Quitclaim deed from Ronald T. Davis, married of record in Instrument No. 20011227-0142631 Register's Office for Davidson County, Tennessee, dated December 19, 2001 and recorded on December 27, 2001. The said Annie P. Davis having since died on or about July 8th, 2013, leaving Ronald T. Davis as the surviving tenant by the entirety. The said Ronald T. Davis having since died intestate on or about March 31, 2020. Pursuant to Heirship of Affidavit of record in Instrument No. _202107140094824_ subject property vesting in his Heirs at Law.

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: 476 Rural Hill Road, Nashville, TN 37217

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 July, 2021.

The Estate Ronald Davis

By: _____
Lakita Douglas, Heir at Law

By: _____
Christopher Douglas

By: _____
Melanie Marie Smith, Heir at Law

By: _____
Donte Smith

By: _____
Rolanda Renee Davis, Heir at Law

By: _____
Kimberly Elizabeth Driver, Heir at Law

By: _____
Tony Driver

By: _____
Ronald Taliaferro Davis, Jr., Heir at Law

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lakita Douglas, Christopher Douglas, Melanie Marie Smith, Donte Smith, Andrea Ashley Davis, Rolanda Renee Davis, Kimberly Elizabeth Driver, Tony Driver, and Ronald Taliaferro Davis, Jr. of The Estate Ronald Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of July, 2021.

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

By: _____ Heir at Law
Andrea Ashley Davis, Heir at Law

STATE OF MISSOURI

COUNTY OF St Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea Ashley Davis of The Estate Ronald Davis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 08 day of July, 2021.

RALPH S PETERSON
Notary Public - Notary Seal
St Charles County - State of Missouri
Commission Number 18250996
My Commission Expires Oct 4, 2022

_____
Notary Public
My Commission Expires: 10-04-2022

(Notary Seal)

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 7/8/2021 and 7/9/2021.

Affiant Signature

7/13/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/13/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON