Karen Johnson Davidson County
Batch# 687905 DEEDWARR
07/30/2021 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20210730-0102902

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

Send Tax Bills To:
Opendoor Property J 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: 126 16 0A 657.00

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, **Ginger Christine Crowe and Joshua Christian Crowe, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Opendoor Property J 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. 528 on the Plan of Parkview at Riverwalk, Phase 2, as shown of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ginger Christine Crowe and Joshua Christian Crowe by Warranty Deed from Norfolk Homes of Nashville Inc. A Michigan Corporation of record in Instrument No. 20091130-0109202 in the Register's Office of Davidson County, Tennessee, dated November 24, 2009 and recorded on November 30, 2009.

This improved property known as 1617 Harpeth Run Dr., Nashville TN 37221.

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 28th day of July, 2021.

Ginger Christine Crowe (SEAL)
Ginger Christine Crowe

(SEAL)
Joshua Christian Crowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2021, before me personally appeared Ginger Christine Crowe and Joshua Christian Crowe, 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 this 28th day of July, 2021.

Notary Signature
My commission expires: 9-23-24
(SEAL)

ZACHARY HAYS LILLEY 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 $465,000.00, 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
28th day of July, 2021.

Notary Public
My commission expires: 9-23-24
File No. 2021-2979

ZACHARY HAYS LILLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 28, 2021 (date of document).

Affiant Signature

7-28-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th 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)