Karen Johnson Davidson County
Batch# 689488 DEEDWARR
08/03/2021 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,729.01
20210803-0104395

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4511

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of August, 2021

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

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	061-06-0-001.01

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,

Shiela C. Dillard, unmarried and Jerel B. Carroll, unmarried, as surviving tenants by entirety.

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 the 12th Civil District of Davidson County, Tennessee, being part of the Sweeeney-Clark Realty Company Property as shown on the Plan of Gra-Mar Acres, Section 11, Second Addition, as of record in Book 3500, Page 43, Register's Office for said County, being Parcel No. 10 on the unrecorded plan of a subdivision of said Realty Company's Property, described according to a survey made by Waggoner & Summer, Inc., Engineers, January 21, 1964, as follows:

Beginning at a point on the Southerly margin of Broadmoore Drive at the Northeast corner of Parcel No.11 conveyed to Maddux Construction Company, Inc, by deed from Sweeney-Clark Realty Company, Inc., of record in Book 3706, Page 517, said Register's Office; thence with the line between said Parcels Nos. 10 and 11, South 11 degrees 40 minutes West 227.9 feet; thence South 84 degrees 10 minutes East 112.4 feet to the corner of Parcels Nos. 9 and 10; thence with the line between said two parcels North 11 degrees 40 minutes East 216.5 feet to the Southerly margin of Broadmoore Drive; thence with same Westerly 111.8 feet to the beginning.

Being the same property conveyed to Helen T Carroll, unmarried, Shiela C. Dillard, unmarried, Jerel B. Carroll, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Deborah R. Reed Campbell and husband, Meredith Campbell, of record in Instrument No. 20031008-0149506 Register's Office for Davidson County, Tennessee, dated October 03, 2003 and recorded on October 08, 2003. The said Helen T Carroll having since died on or about April 11, 2011 leaving Shiela C. Dillard, unmarried, and Jerel B. Carroll, unmarried, as the surviving tenants by the entirety.

Being also known as 414 Broadmoor Drive, Nashville, Tennessee 37216.

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: 414 Broadmoor Drive, Nashville, TN 37216

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 2nd day of August, 2021.

Shiela C. Dillard

Shiela C. Dillard

Jerel B. Carroll

Jerel B. Carroll

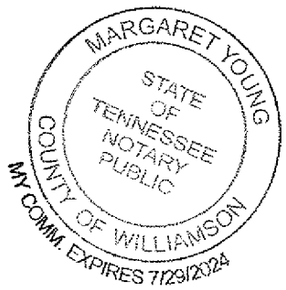
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shiela C. Dillard and Jerel B. Carroll** 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 2nd day of August, 2021.

Notary Public
My Commission Expires: _____

(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 8/2/21.

Affiant Signature

8/2/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/2/21.

Notary's Signature

My Commission Expires:

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