Karen Johnson Davidson County
Batch# 712312 DEEDWARR
09/09/2021 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,005.29
20210909-0120876

WARRANTY DEED

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 09-20-2021

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-20-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kathryn Cassidy, Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027
File No.: TN-21-11895

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Opendoor Property C LLC, a Delaware limited liability company	Opendoor Property C LLC, a Delaware limited liability company	
(NAME) 410 N Scottsdale Road, STE 1600	(NAME) 410 N Scottsdale Road, STE 1600	135-08-0B-014.00-CO
(ADDRESS) Tempe, AZ 85281	(ADDRESS) Tempe, AZ 85281	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-One Thousand Seven Hundred And No/100 Dollars ($271,700.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JENNIFER WELLS N/K/A JENNIFER WELLS ALDRICH AND RUSSELL ALDRICH, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OPENDOOR PROPERTY C 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 Unit No. 126 on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown as Exhibit C to the Declaration of Covenants, Conditions, and Restrictions for Lake Ridge Village, a Horizontal Properly Regime with Private Elements, of record in Instrument Number 20040210-0016203, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer Wells, an unmarried woman and Russell Aldrich, an unmarried man, as joint tenants with right of Survivorship by Warranty deed from GP Luxury, LLC, a Tennessee Limited Liability of record in Instrument No. 20180201-0010346 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on February 01, 2018.

unimproved ☐
This is improved ☒ property, known as 3030 Ned Shelton Road Apt 126, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Jennifer Wells N/K/A Jennifer Wells Aldrich and Russell Aldrich, wife and husband this 3rd day of September, 2021

Jennifer Wells N/K/A Jennifer Wells Aldrich

Russell Aldrich

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Wilson

I, Chris Butler, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Jennifer Wells N/K/A Jennifer Wells Aldrich and Russell Aldrich, wife and husband personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd of September, 2021.

Notary Public

My Commission Expires: 9.20.21

(SEAL)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 09-20-2021

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, ADAM DIAMOND, 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 this 3 day of September, 2021.

Adam Diamond | Custodian

9/3/2021
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, WESSLEY INSCOE, a Notary Public for this county and state, ADAM DIAMOND, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 3 day of September, 2021.

Notary Public
My commission expires on: 10-02-2023

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY