Karen Johnson Davidson County
Batch# 736201 DEEDWARR
10/14/2021 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,215.45
20211014-0137993

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7445

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of October, 2021

Notary Public

Commission Expires: 7/5/2023

DANITA FRANCIS
Notary Public - Arizona
Maricopa Co. / #565753
Expires 07/05/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Boulton Properties LLC c/o RENU Property Management, LLC 2325 Pointe Parkway, Suite 250 Carmel IN 46032	Boulton Properties LLC c/o RENU Property Management, LLC 2325 Pointe Parkway, Suite 250 Carmel IN 46032	063-08-0-248.00

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,

Opendoor Property J LLC, a Delaware Limited Liability Company

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

Boulton Properties 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. 7, Block B-1 on the Plan of Hadley Bend City of record in Plat Book 421, Page 120, 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 Regan Sheen, an unmarried woman, and Braden Naumovski, an unmarried man, as Tenants in Common with Right of Survivorship by Warranty deed from The Twin Team, LLC of record in Instrument No. 20200616-0061549 Register's Office for Davidson County, Tennessee, dated May 28, 2020 and recorded on June 16, 2020.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Regan Sheen and Braden Naumovski, a married couple of record in Instrument No. 202109070119707 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on September 07, 2021.

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: 4018 Lafayette Avenue, Old Hickory, TN 37138

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 11 day of October, 2021.

OPENDOOR PROPERTY J LLC, a Delaware Limited Liability Company
By: Opendoor Property Holdco J LLC, its sole member
By: Opendoor Property Acquisition Fund LP, its sole member
By: Opendoor GP LLC, its general partner
By: Opendoor Labs Inc., its sole member

By: _____
Name: Judith Unzueta
Title: Authro Signer

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Judith Unzueta with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., the sole member for Opendoor GP, LLC, the general partner for Opendoor Property Acquisition Fund LP, the sole member for Opendoor Property Holdco J LLC, the sole member of Property J LLC, the within named Seller, a limited liability company, and that as such, executed the foregoing instrument by signing Judith Unzueta as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 11 day of Oct, 2021.

_____
Notary Public at Large
My commission expires: 7/5/2023

DANITA FRANCIS
Notary Public - Arizona
Maricopa Co. / #565753
Expires 07/05/2023

Tennessee Certification of Electronic Document

I, Samantha Herrmann, 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 10/5/2021 (date of document).

Samantha Herrmann
Affiant Signature

10/12/2021
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 12th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/17/23

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries