Karen Johnson Davidson County
Batch# 736383 DEEDWARR
10/14/2021 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,150.70
20211014-0138233

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6727

STATE OF ~~TENNESSEE~~ ARIZONA
COUNTY OF ~~Williamson~~ MARICOPA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00

Affiant Kylie Olney, Authorized Signor

JOWHARAH N HALL
Notary Public, State of Arizona
Maricopa County
Commission # 566155
My Commission Expires
June 26, 2023

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of October, 2021

Notary Public

Commission Expires: 6/26/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Boulton Properties LLC 205 Shoemaker Court Antioch, TN 37013	New Owner	150-14-0A-061.00

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

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. 61 on the Plan of Final Plat, Calumet -Phase Four of record in Plat Book 9700, Page 112, 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 Kelly A. Quire and husband, Timothy T. Quire by Warranty deed from Guido I. Hernandez, unmarried of record in Book 11094, page 305, Register's Office for Davidson County, Tennessee, dated May 01, 1998 and recorded on September 02, 1998 and Re-recorded on September 23, 1998 in Book 11124, Page 264.

Being the same property conveyed to Kelly Ann Quire by Quitclaim deed from Timothy Thomas Quire of record in Instrument No. 20010410-0035455 Register's Office for Davidson County, Tennessee, dated April 09, 2001 and recorded on April 10, 2001.

Being the same property conveyed to Opendoor Property J LLC, a Delaware limited liability company by Warranty deed from Kelly Ann Rottman, formerly Kelly Ann Quire, a married woman of record in Instrument No. 20210713-0093641 Register's Office for Davidson County, Tennessee, dated July 1, 2021 and recorded on July 13, 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: 205 Shoemaker Court, Antioch, TN 37013

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 8th 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: Kylie Ottney

Name: Kylie Ottney

Title: Authorized Signor

STATE OF ARIZONA

COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kylie Ottney, AuthSignor 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 as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 8th day of October, 2021.

JOWHARAH N HALL
Notary Public, State of Arizona
Maricopa County
Commission # 566155
My Commission Expires
June 26, 2023

Jowharah N. Hall
Notary Public
My Commission Expires: 6/26/2023

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 10/8/2021 (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: May 17, 2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1282568
Member, Pennsylvania Association of Notaries