PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys

Attorneys at Law
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 744402 DEEDWARR
10/26/2021 02:56:18 PM 2 pgs
Fees: $13.00 Taxes: $1,467.05
20211026-0143898

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62153
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Opendoor Property J LLC 410 N. Scottsdale Rd. Suite 1600 Tempe, AZ 85281	NEW OWNER

TAX MAP PARCEL NUMBERS: 183050A17000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$396,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathon M. Nipper and Jessica Feffer, now known as Jessica Feffer Nipper, as joint tenants with right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Opendoor Property J LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of October Woods, Phase Three, Section Six of record in Book 9700, page 915, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathon M. Nipper and Jessica Feffer, as joint tenants with right of survivorship, by Warranty Deed from Stuart A. Huffman and Krista D. Huffman, husband and wife, dated September 30, 2016 and recorded on September 30, 2016, of record in Inst. No. 20160930-0103523, Register's Office for Davidson County, Tennessee. The said Jessica Feffer is now known as Jessica Feffer Nipper.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 915, said Register's Office, which Plan shows building setback lines and easements to which plan reference is hereby made for a more compete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9840, page 267, Book 9840, page 276, and Book 11477, page 748, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 412 Catspaw Place, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd 22nd day of October, 2021.

Jonathon M. Nipper

Jessica Feffer Nipper

State of Tennessee

County of Davidson

On this 22nd day of October, 2021, before me the undersigned authority, personally appeared **Jonathon M. Nipper and Jessica Feffer Nipper,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires:

State of Tennessee

County of: Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $396,500.00.

Affiant

Sworn and subscribed before me this 22nd day of October, 2021.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

Notary

My Commission Expires: