Karen Johnson Davidson County
Batch# 747524 DEEDWARR
11/02/2021 09:25:08 AM 2 pgs
Fees: $13.00 Taxes: $1,598.40
20211102-0146396

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6945

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR
WHICHEVER IS GREATER, FOR THIS
$432,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20 day of October, 2021

Notary Public

Commission Expires: Nov. 24, 2024

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Cole and Caroline Cole 6672 Autumnwood Drive Nashville, TN 37221	Churchill Mortgage Corporation 1749 Mallory lane Suite 100 Brentwood, TN 37027	155-08-0C-048.00-CO

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

David C. Cole and Caroline G. Cole, husband and wife

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. 48 on the Plan of Amendment and Changes of survey Monumentation of Poplar Creek Estates, Phase Two of record in Plat Book 6900, Page 339 through 347 as amended in Plat Book 7900, Pages 888 and 889, 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 Kristen E. James by Warranty deed from Kaitlin James of record in Instrument No. 20141125-0108639 Register's Office for Davidson County, Tennessee, dated November 24, 2014 and recorded on November 25, 2014.

Being the same property conveyed to Opendoor Property J LLC., a Delaware Limited Liability Company by Warranty deed from Kristen E. James and Erik Wenrick, wife and husband of record in Instrument No. 20210429-0057575 Register's Office for Davidson County, Tennessee, dated April 27, 2021 and recorded on April 29, 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.

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 28 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: Kylie Ottney

Title: Auth Signer

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, 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 sellers docs as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 28 day of Oct., 2021.

_____
Notary Public at Large
My commission expires: Nov. 24, 2024

(Notary Seal)

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024