Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 211000372

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7043

STATE OF TN
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Karen Johnson Davidson County
Batch# 758422 DEEDWARR
11/19/2021 10:53:50 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20211119-0154133

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of November, 2021

Notary Public

Commission Expires: 4.15.25

PATRICIA L. HURST STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jose H. Posada and Elsy M. Alvarado de Posada 3909 Plantation Drive Nashville, TN 37076	New Owner	074-12-0-111.00

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

Jose Humberto Posada and Elsy M. Alvarado De Posada, 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. 555 on the Plan of Hermitage Hills, Section Five, of record in Book 3300, pages 1 and 2, Register's Office for said County, described as follows:

Said Lot No. 555 fronts 95.0 feet on the southerly margin of Plantation Drive and runs back between lines, measuring 161.3 feet on the westerly side and 158.15 feet on the easterly side to a dead line in the rear on which it measures 65.6 feet.

Being the same property conveyed to Kevin E. Holt, unmarried by Warranty deed from Debra Joy Knowles Pardue and Paul Howard Knowles, Co-executors of record in Instrument No. 20040112-0004404 Register's Office for Davidson County, Tennessee, dated December 30, 2003 and recorded on January 12, 2004.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Kevin E. Holt, unmarried of record in Instrument No. 20210824-0113924 Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 24, 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: 3909 Plantation Drive, Nashville, TN 37076

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 17th day of November, 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: Amy Rodé

Title: Authorized Signor

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 Amy Rodé, 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 Amy Rodé as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 17th day of NOV., 2021.

_____
Notary Public at Large
My commission expires: 6/24/25

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 6[illegible]9
My Comm. Expires Jun 24, 2025