Karen Johnson Davidson County
Batch# 771718 DEEDWARR
12/10/2021 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,454.47
20211210-0164199

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7583

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,100.00

Affiant Binkan Kendy Auth Signer

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of October, 2021

Notary Public

Commission Expires: 10/12/24

OFFICIAL SEAL
JACOB CHERNEY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 594988
My Comm. Expires DEC. 12, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
SFR XII Nashville Owner 1, L.P. 4645 Hawthorne Lane Northwest Washington D.C 20016	SFR XII Nashville Owner 1, L.P. 4645 Hawthorne Lane Northwest Washington D.C 20016	133 11 0 065.00

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

SFR XII Nashville Owner 1, L.P.

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, Being Lot No. 6 on the plat of Section One, Valley View Meadows, of record in Book 3500, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 80 feet on the Northwesterly margin of Paragon Mills Road and runs back between lines, 131.70 feet on the Southwesterly line and 131.53 feet on the Northeasterly line to a dead line on which it measures 89.05 feet.

Being the same property conveyed to Jose Molina and Jorge Molina by Warranty Deed from Harold W. Wright, Sr. and wife, Ruby S. Wright of record in Instrument No. 20010212-0013535 in the Register's Office of Davidson County,Tennessee, Dated February 08, 2001 and recorded on February 12, 2001.

Being the same property conveyed to Jose Molina and Wendy Judith Marin, husband and wife by Quitclaim Deed from Jose Molina and Wendy Judith Marin, husband and wife, Jorge Molina, unmarried of record in Instrument No. 20140514-0041309 in the Register's Office of Davidson County, Tennessee, Dated May 14, 2014 and recorded on May 14, 2014.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company, by Warranty Deed from Jose Molina and Wendy Judith Marin, husband and wife of record in Instrument No. 20210806-0105814 in the Register's Office of Davidson County, Tennessee, Dated July 29, 2021 and recorded on August 06, 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: 480 Paragon Mills Road, Nashville, TN 37211

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.

TITLE SEARCH WAS PROVIDED BY A THIRD PARTY IN PREPARATION OF THIS WARRANTY DEED. PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Dated this the 18 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: Blake Hardy

Title: Auth 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 Blake Hardy, 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 Blake Hardy as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 18 day of Oct, 20 21.

OFFICIAL SEAL
JACOB CHERNEY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 594988
My Comm. Expires DEC 12, 2024

_____
Notary Public at Large
My commission expires: 12/12/2024

Tennessee Certification of Electronic Document

I, Stevie Frisch, 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 October 18, 2021 (date of document).

Affiant Signature

12/8/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 8th day of December, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY