Karen Johnson Davidson County
Batch# 776347 DEEDWARR
12/17/2021 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20211217-0167276

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8706

STATE OF ARIZONA
COUNTY OF MARICOPA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Leah Nagyiwany
Affiant

OLLIE IVY, JR
Notary Public
Commission Number 583795
Expires: May 11, 2024
Pinal County

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10 day of December, 2021

Notary Public

Commission Expires: 5/11/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maria Majano Rodas 3341 Oak Trees Court Antioch, TN 37013	New Owner Maria Majano Rodas 3341 Oak Trees Ct. Antioch, TN 37013	150-07-0-525.00

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

Maria Y Majano Rodas, a married woman

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. 25-B on the Plan of Lakeshore Woods, Section 3, Zone Lot Division Lots 25, 26 and 29, of record in Plat Book 6250, Page 749 and Plat Book 5200, Page 621, 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 Ian C. Mercer, a single man by Warranty Deed from Safwat Nouh and Marina Hakeim, husband and wife of record in Instrument No. 20191001-0100237 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Ian C. Mercer, a single man of record in Instrument No. 20211022-0142150 Register's Office for Davidson County, Tennessee, dated October 19, 2021 and recorded on October 22, 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: 3341 Oak Trees 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 10 day of December, 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: LEAH NAGYVANYI

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 LEAH NAGYVANYI, 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 VIRGINIA DOLL as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 10 day of Dec, 2021.

_____
Notary Public at Large
My commission expires: 5/11/2021

OLLIE IVY, JR
Notary Public
Commission Number 583795
Expires: May 11, 2024
Pinal County

Certificate of Authenticity

I, Sheryl Callison, 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 12-10-21.

Affiant Signature

12-10-21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 10 day of December, 20 21.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25