# WARRANTY DEED

Karen Johnson Davidson County
Batch# 777423 DEEDWARR
12/21/2021 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,491.10
20211221-0168591

MARIAH HOWELL
Notary Public, State of Arizona
Maricopa County
Commission # 567691
My Commission Expires
August 01, 2023

STATE OF ~~TENNESSEE~~ AZ
COUNTY OF ~~DAVIDSON~~ Maricopa
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-1-23

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Nathan T. Renner | SWBC Mortgage Corporation | |
| (NAME) | (NAME) | |
| 2164 Freeman Lane | 9311 San Pedro, Ste 100 | 053090B13000CO |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Opendoor Property C LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nathan T. Renner, a married man**, hereinafter called the GRANTEE(S), his/her/their 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. 169 on the Plan of Cumberland Station at Wilson Camp, Section Six of record in Plat at Instrument No. 200410270129152, 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 Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty Deed from Terence L. Williams and Stacey M. Williams, husband and wife, dated 09/23/2021 and recorded 09/29/2021, of record in Instrument 202109290131302, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 200410270129152, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200110150112096, Amendments and Supplemental recorded in Instrument 200207220087864, Instrument 200209190114055, Instrument 200310300159799, and Instrument 200411150136853, Assignment of Developer Rights of record in Instrument 200610240131768, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement as recorded in Instrument 200311140166975, Register's Office for Davidson County, Tennessee. Charter of Cumberland Station at Wilson Camp Homeowners Association Inc., of record in Instrument 200110170113082, Register's Office for Davidson County, Tennessee. Quitclaim Deed Conveyed to Cumberland Station at Wilson Camp Homeowners Association Inc of record in Instrument 200411150136854, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2164 Freeman Lane, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of December, 2021.

Opendoor Property C LLC

By: Yvonne Van Damme

~~Madeline Valencia~~, Authorized Signor

Yvonne Van Damme

State of Arizona

County of Maricopa

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Yvonne Van Damme ~~Madeline Valencia~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the authorized signor the within named bargainor, a Delaware Limited Liability Company, and that he/she as such authorized signor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said ~~Madeline Valencia~~ Yvonne Van Damme as such authorized signor.

Witness my hand and Official seal this 15th day of December, 2021.

MARIAH HOWELL

Notary Public:

My Commission Expires: 8-1-23

MARIAH HOWELL
Notary Public, State of Arizona
Maricopa County
Commission # 567691
My Commission Expires
August 01, 2023

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

# $3.00 E-RECORDING PAGE FEE

## CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 12-15-2021.

Tracey Trumphour
Affiant
Date: 12-15-2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15th day of December, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY