Karen Johnson Davidson County
Batch# 782494 DEEDWARR
01/03/2022 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,346.80
20220103-0000025

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8280

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,000.00

William Lipsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of December, 2021

Notary Public

Commission Expires: 5/11/2024

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jonathan C. Spencer and Brianna L. Spencer 5421 Daniel Ray Drive Whites Creek, TN 37189	New Owner	041-01-0A-044.00-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 C 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

Jonathan C. Spencer and Brianna L. Spencer, 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. 42 on the Plan of Final Plat of Cobblestone Creek, Phase 1-A of record in Plat at Instrument No. 20050610-0066806, 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 Vincent Feggins and Debra Feggins, husband and wife by Warranty Deed from Alejandra Yanez N/K/A Alejandra Martinez of record in Instrument No. 20080808-0081973 Register's Office for Davidson County, Tennessee, dated August 07, 2008 and recorded on August 08, 2008.

The said Vincent Feggins died on March 24, 2017 leaving Debra Feggins as surviving tenant by entirety.

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty Deed from Debra Feggins, an unremarried widow of record in Instrument No. 20210902-0118522 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on September 2, 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.

OPENDOOR PROPERTY C LLC, a Delaware Limited Liability Company

By: Opendoor Property Holdco C LLC, its sole member
By: OD Intermediate Holdco C LLC, its sole member
By: Opendoor Labs Inc., its sole member

By: J. Norgord

Name: Jacob Norgord

Title: Authorized 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 Jacob Norgord, 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 signatory** for Opendoor Labs Inc., the sole member for OD Intermediate Holdco C LLC, the sole member for Opendoor Property Holdco C LLC, the sole member of Opendoor Property C, LLC, the within named Seller, a limited liability company, and that as such, executed the foregoing instrument by signing Jacob Norgord as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 23 day of December, 20 21.

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

Notary Public at Large
My commission expires: 11-24-2024

(Notary Seal)

Certificate of Authenticity

I, Joshua A. Terry, 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 12/23/2021.

Affiant Signature

12/23/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/23/2021.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON