Karen Johnson Davidson County
Batch# 785756 DEEDWARR
01/10/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,786.10
20220110-0002522

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8514

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $753,000.00

Affiant

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of December, 2021

Notary Public

Commission Expires: 6/24/25

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Brenda Kay Sowter<br>5428 Stone Box Lane<br>Brentwood, TN 37027 | New Owner | 160-11-0B-014.00-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 Acquisition 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

**Brenda Sowter, an unmarried 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. 14 on the Plan of Stone Box Creek of record in Plat Book 6900, Page 103, as amended by Surveyors Certificate of Correction of record in Book 7048, Page 81, 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 Michael G. Musgjerd and Amanda L. Musgjerd, husband and wife by Warranty Deed from Kailey Kristina Faber and Daniel James Faber, wife and husband of record in Instrument No. 20190204-0010440 Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on February 4, 2019.

Being the same property conveyed to Opendoor Property Acquisition LLC, a Delaware Limited Liability Company by Warranty Deed from Michael G. Musgjerd and Amanda L. Musgjerd, husband and wife of record in Instrument No. 20210816-0110594 Register's Office for Davidson County, Tennessee, dated August 11, 2021 and recorded on August 16, 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: 5428 Stone Box Lane, Brentwood, TN 37027

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 23 day of December, 2021.

OPENDOOR PROPERTY ACQUISITION LLC, a Delaware Limited Liability Company

By: Opendoor Labs Inc., its sole member

By: _____

Name: William Lipsey

Title: Auth. Signer

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 William Lipsey, 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 of Property Acquisition LLC, the within named Seller, a limited liability company, and that as such, executed the foregoing instrument by signing William Lipsey as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 23 day of Dec, 2021.

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

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

**Tennessee Certification of Electronic Document**

I, Caleb Waters, 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 (date of document).

Caleb Waters
Affiant Signature

12/27/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 8-27-2022

NOTARY'S SEAL

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires