Karen Johnson Davidson County
Batch# 791305 DEEDWARR
01/14/2022 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20220114-0006268

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-8892

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 06 day of January, 2022

Notary Public

Commission Expires: Apr. 25th, 2025

AMANDA YOUWANES
Notary Public - Arizona
Maricopa County
Commission # 601892
My Comm. Expires Apr 25, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Vincent Commero 613 Big River Run Nashville, TN 37013	CMG Mortgage, Inc. 3160 Crow Canyon Road San Ramon, CA 94583	164-16-0A-035.00-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 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

Vincent Commero, unmarried

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. 100 on the Plan of Section Two, Meadow Woods of record in Plat at Instrument No. 20000309-0024168, 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 Jonica K. Cowan, Unmarried, and Valda S. Cowan Unmarried, Joint Tenants with right of Survivorship by Warranty deed from Jerry Butler Builders, LLC, of record in Instrument No. 20001109-0111670 Register's Office for Davidson County, Tennessee, dated November 03, 2000 and recorded on November 09, 2000.

Being the same property conveyed to UST LLC, a South Carolina Limited Liability Company by Warranty deed from Jonica K. Cowan, unmarried, and Valda S. Cowan, a unmarried, Joint Tenants with right of survivorship of record in Instrument No. 20210806-0106549 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 06, 2021.
Being the same property conveyed to Opendoor Property J, LLC, a Delaware Limited Liability Company by Warranty deed from UST LLC, a South Carolina Limited Liability Company of record in Instrument No. 20210910-0121586 Register's Office for Davidson County, Tennessee, dated August 30, 2021 and recorded on September 10, 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: 613 Big River Run, Nashville, 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 06 day of January, 2022.

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: Jacob Norgard ~~Justin Unseth~~
Title: Authorized 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 Jacob Norgard, 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 Seller docs. as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 06 day of Jan, 2022.

_____
Notary Public at Large
My commission expires: Apr. 25th, 2025

AMANDA YOUWANES
Notary Public - Arizona
Maricopa County
Commission # 601892
My Comm. Expires Apr 25, 2025

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 1/6/22.

Affiant Signature

1/10/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/10/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON