Return to:
Rely Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
LR-TR-21-414

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8919

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of January, 2022

Notary Public

Commission Expires: 8-1-23

Karen Johnson Davidson County
Batch# 793247 **DEEDWARR**
01/19/2022 01:35:02 PM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20220119-0007412

Address of New Owner	Send Tax Bills To:	Map & Parcel
Coggins Recovery LLC 3709 Springwater Dr., Nashville, TN 37221	Coggins Recovery LLC 3709 Springwater Dr., Nashville, TN 37221	061-06-0-001.01

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

Coggins Recovery, LLC, a Tennessee limited liability company

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 the 12th Civil District of Davidson County, Tennessee, being part of the Sweeeney-Clark Realty Company Property as shown on the Plan of Gra-Mar Acres, Section 11, Second Addition, as of record in Book 3500, Page 43, Register's Office for said County, being Parcel No. 10 on the unrecorded plan of a subdivision of said Realty Company's Property, described according to a survey made by Waggoner & Summer, Inc., Engineers, January 21, 1964, as follows:

Beginning at a point on the Southerly margin of Broadmoore Drive at the Northeast corner of Parcel No.11 conveyed to Maddux Construction Company, Inc, by deed from Sweeney-Clark Realty Company, Inc., of record in Book 3706, Page 517, said Register's Office; thence with the line between said Parcels Nos. 10 and 11, South 11 degrees 40 minutes West 227.9 feet; thence South 84 degrees 10 minutes East 112.4 feet to the corner of Parcels Nos. 9 and 10; thence with the line between said two parcels North 11 degrees 40 minutes East 216.5 feet to the Southerly margin of Broadmoore Drive; thence with same Westerly 111.8 feet to the beginning.

Being the same property conveyed to Helen T Carroll, unmarried, Shiela C. Dillard, unmarried, Jerel B. Carroll, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Deborah R. Reed Campbell and husband, Meredith Campbell, of record in Instrument No. 20031008-0149506 Register's Office for Davidson County, Tennessee, dated October 03, 2003 and recorded on October 08, 2003.

The said Helen T. Carroll is deceased, having died on or about April 11, 2011, leaving Shiela C. Dillard and Jerel B. Carroll as surviving tenants by the entirety.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited

Liability Company by Warranty deed from Shiela C. Dillard, unmarried and Jerel B. Carroll, unmarried, as surviving tenants by entirety of record in Instrument No. 20210803-0104395 Register's Office for Davidson County, Tennessee, dated August 02, 2021 and recorded on August 03, 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: 414 Broadmoor Drive, Nashville, TN 37216

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 13 day of January, 2022.

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: _____

Name: Daniel Nelson

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 Daniel Nelson, 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 Closing Docs as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 13 day of Jan, 2022

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

_____
Notary Public at Large
My commission expires: 8-1-23