Karen Johnson Davidson County
Batch# 796510 DEEDWARR
01/28/2022 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220128-0010240

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7246

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18 day of January, 2022

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nasim Rasteh 231 Bell Road Nashville, TN 37217	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity PO Box 961292 Fort Worth, TX 76161-0292	136-13-0-060.00

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

Nasim Rasteh, a single 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. 542 on the Plan of Edge-O-Lake Estates, Section 11, of record in Plat Book 3842, Page 190, 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 Timothy Dwight Scott, unmarried by Warranty deed from William L. Drennon and wife, Shirley A. Drennon of record in Book 10384, page 82, Register's Office for Davidson County, Tennessee, dated March 14, 1997 and recorded on March 18, 1997.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Timothy Dwight Scott, unmarried of record in Instrument No. 20210630-0088609 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on June 30, 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: 231 Bell Road, Nashville, TN 37217

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 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: Kylie Ottney

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 Kylie Ottney, 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 Kylie Ottney as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 18 day of January, 20 22.

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

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 11/8/22.

Affiant Signature

11/9/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/9/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON