Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8972

STATE OF Arizona
COUNTY OF maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFOR
THIS 4 day of February, 2022

Notary Public

Commission Expires: 08/15/2024

BAILEY CLARK CASSELMAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 587527
Expires August 15, 2024

Karen Johnson Davidson County
Batch# 801869 **DEEDWARR**
02/08/2022 02:54:01 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20220208-0014606

Address of New Owner	Send Tax Bills To:	Map & Parcel
The Sidney P. Ancar & Judith C. Ancar Declaration of Trust 1821 Fox Chase Drive Goodlettsville, TN 37072	New Owner	007-00-0-151.00

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

Sidney P. Ancar and Judith C. Ancar, Trustees of the Sidney P. Ancar and Judith C. Ancar Declaration of Trust, dated September 26, 2006

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. 27 on the Plan of Fox Chase Meadows of record in Plat Book 5200, Page 194, 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 Karen L. Fields and Brent A. Fields, wife and husband, by Warranty Deed from Gerard A. Blan of record in Instrument No. 20140718-0063802 Register's Office for Davidson County, Tennessee, dated July 16, 2014 and recorded on July 18, 2014.

Being the same property conveyed to Opendoor Property J LLC, a Delaware limited liability company, by Warranty Deed from Karen L. Fields and Brent A. Fields, wife and husband, of record in Instrument No. 20210907-0119578 Register's Office for Davidson County, Tennessee, dated August 31, 2021 and recorded on September 07, 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: 1821 Fox Chase Drive, Goodlettsville, TN 37072

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 4 day of February, 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: Blake Hardy

Title: Auth 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 Blake Hardy, 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 Blake Hardy as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 4 day of Feb, 2022.

_____
Notary Public at Large
My commission expires: 08/15/2024

BAILEY CLARK CASSELMAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 587527
Expires August 15, 2024