Karen Johnson Davidson County
Batch# 802398 DEEDWARR
02/09/2022 09:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,168.09
20220209-0014830

Name and Address of New Owner:
Opendoor Property J LLC, a Delaware limited liability company
410 N. Scottsdale Rd, Ste. 1600
Tempe, AZ 85281

Send Tax Bills To:
Opendoor Property J LLC, a Delaware limited liability company
410 N. Scottsdale Rd, Ste. 1600
Tempe, AZ 85281

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 096 15 0 042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Edward Lee Crabtree, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Opendoor Property J LLC, Delaware limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 1, ON THE PLAN OF HICKORY BEND, SECTION 3, OF RECORD IN PLAT BOOK 3600, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Robert Edward Lee Crabtree, a single person by Warranty Deed from Karen Chatman Whittmore f/k/a Karen Chatman and husband, Herbert Whittmore of record as (book) 10081 / (page) 654, Instrument No. 20141203-0110968 in the Register's Office for Davidson County, Tennessee, dated December 1, 2014 and recorded on December 3, 2014.

Being also known as 3129 Boulder Park Drive, Nashville, TN 37214/ Parcel No. 096 15 0 042.00

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of January, 2022.

(SEAL)
Robert Edward Lee Crabtree

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of January, 2022, before me personally appeared Robert Edward Lee Crabtree, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of January, 2022.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of January, 2022.

Notary Public
My commission expires:
File No. 2021-3895-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-1-2023

Tennessee Certification of Electronic Document

I, Karla Lowery, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 1/27/2022 (date of document).

Affiant Signature

1-28-2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 28th day of January, 2022

Notary Public

COMMISSION EXPIRES: 6-21-25

DAVID R A ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(NOTARY SEAL)