Karen Johnson Davidson County
Batch# 809477 DEEDWARR
02/22/2022 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,694.60
20220222-0019990

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-41

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~Williamson~~ Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th 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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Reda Fahmy and Vivian Baghdady 412 Catspaw Place Antioch, TN 37013	SWBC MORTGAGE CORP 9311 SAN PEDRO, #100 SAN ANTONIO, TX 78216	183-05-0A-170.00-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

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reda Fahmy and Vivian Baghdady, husband and wife

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. 117 on the Plan of October Woods, Phase Three, Section Six of record in Plat Book 9700, Page 915, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathon M. Nipper and Jessica Feffer, as joint tenants with right of survivorship by Warranty deed from Stuart A. Huffman and Krista D. Huffman, husband and wife of record in Instrument No. 20160930-0103523 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on September 30, 2016.

Being the same property conveyed to Opendoor Property J LLC by Warranty deed from Jonathon M. Nipper and Jessica Feffer, now known as Jessica Feffer Nipper, as joint tenants with right of survivorship of record in Instrument No. 20211026-0143898 Register's Office for Davidson County, Tennessee, dated October 22, 2021 and recorded on October 26, 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: 412 Catspaw Place, Antioch, 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 4th 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: Kylie Ottney

Title: Authn Signr

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 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

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 2-4-22

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 02-04-2022

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 02-4-2022.

Notary Public: **Jennifer Chandler-Cole**

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023