Karen Johnson Davidson County
Batch# 819257 DEEDWARR
03/10/2022 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,651.13
20220310-0027923

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-9139

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4 day of February, 2022

Notary Public

ALESSANDRA VALENZA
Notary Public, State of Arizona
Maricopa County
Commission # 587498
My Commission Expires
May 18, 2024

Commission Expires: 5-18-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leona Denise Walthorn 6408 Sunnywood Drive Antioch, TN 37013	New owner	173-10-0A-069.00-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, a Delaware limited liability

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

Leona Denise Walthorn, unmarried women

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. 45 on the Plan of Revision One of Section 1 of Phase 2, Barnes Bend Estates, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20071003-0117933, 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 Mathew Ryan Newcomb and Amanda E. Newcomb, husband and wife by Warranty deed from Joshua Lee Simer and Sarah Ginn Simer, husband and wife of record in Instrument No. 20150608-0053474 Register's Office for Davidson County, Tennessee, dated June 01, 2015 and recorded on June 08, 2015.

Being the same property conveyed to Opendoor Property J, LLC, a Delaware limited liability company by Warranty deed from Mathew Ryan Newcomb and Amanda E. Newcomb, husband and wife of record in Instrument No. 20210809-0107045 Register's Office for Davidson County, Tennessee, dated August 06, 2021 and recorded on August 09, 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: 6408 Sunnywood Drive, 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 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: Damaris Duke

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 Damaris Duke, 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 Damaris Duke 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: 5-18-2024

ALESSANDRA VALENZA
Notary Public, State of Arizona
Maricopa County
Commission # 587498
My Commission Expires
May 18, 2024

ALESSANDRA VALENZA
Notary Public, State of Arizona
Maricopa County
Commission # 587498
My Commission Expires
May 18, 2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-4-22.

Affiant Signature

2-7-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 7 day of Febru, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

