WARRANTY DEED

Karen Johnson Davidson County
Batch# 844414 DEEDWARR
04/25/2022 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20220425-0047071

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/5/24
(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC OF STATE JESSICA FRENKEL

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-010104

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mike Johnson Enterprises, LLC	IL Lending LLC	
(NAME)	(NAME)	
8006 S 38th Pl	645 Madison Avenue, 19th Floor	105040I00200CO
(ADDRESS)	(ADDRESS)	
Phoenix, AZ 85041	New York, NY 10022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($620,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CASTILLE REA HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MIKE JOHNSON ENTERPRISES, LLC, 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 Unit No. B, on the Plan of HOMES AT 28 N. HILL STREET TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit "A" to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20170606-0056601, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Guan Wang, an unmarried man and Ya Ping Wang, a married man, as tenants in common with rights of survivorship by Warranty Deed from Jessica Richards, dated 05/18/2018 and recorded 05/23/2018, of record in Instrument No. 20180523-0049291, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Guan Wang, an unmarried man and Ya Ping Wang, a married man and Adrian Lam, an unmarried man, as tenants in common with rights of survivorship by Quitclaim Deed from Guan Wang, an unmarried man and Ya Ping Wang, a married man, dated 09/04/2018 and recorded 09/07/2018, of record in Instrument No. 20180907-0089018, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Guan Wang, an unmarried man and Ya Ping Wang, a married man by Quitclaim Deed from Adrian Lam, unmarried, dated 11/19/2018 and recorded 12/10/2018, of record in Instrument No. 20181210-0120251, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Guan Wang, an unmarried man and Ya Ping Wang, a married man, dated 06/02/2021and recorded 06/08/2021, of record in Instrument No. 20210608-0076733, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Castille REA Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Opendoor Property Trust I, a Delaware Statutory Trust, dated 12/30/2021 and recorded 01/14/2022, of record in Instrument No. 20220114-0005600, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 28 N. Hill Street, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hand(s) this the 14th day of February, 2022

Castille REA Holdings LLC, a Tennessee Limited Liability Company

BY: _____
Bruce Johnson-Castille
Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of February, 2022, before me personally appeared Bruce Johnson-Castille, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Manager of Castille REA Holdings LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of February, 2022.

_____
Notary Public

My Commission Expires: 4/26/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 2-14, 2022.

Affiant
Date: February 8, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8 day of February 2022.

Notary Public

My Commission Expires: 5/5/25

