Karen Johnson Davidson County
Batch# 854893 DEEDWARR
05/13/2022 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220513-0055190

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1811

ERIC BONGIORNO
Notary Public - Arizona
Maricopa County
Commission # 569148
My Comm. Expires Oct 2, 2024

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant William G. Pacy Authorized Signer

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 day of May, 2022

Notary Public

Commission Expires: 10/2/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Franklin and Jennifer Franklin 212 Whorley Drive Nashville, TN 37217	New Owner Legacy Home Loans LLC 1036 Stearman Drive Suite 6 White House, TN 37188	150-01-0-059.00

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

James Franklin and Jennifer Franklin, 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. 238 on the Plan of Edge-O-Lake Estates, Section Three, as of record in Book 3600, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 238 fronts 84.0 feet on the Southerly margin of Whorley Drive and runs back between lines measuring 158.52 feet on the Easterly side and 156.62 feet on the Westerly side to a line in the rear measuring 67.99 feet thereon.

Being the same property conveyed to Damien G. Paris, an unmarried man by Warranty deed from Eric Chastain and Ashley Chastain of record in Instrument No. 20160513-0047945 Register's Office for Davidson County, Tennessee, dated April 30, 2016 and recorded on May 13, 2016.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Damien G. Paris, an unmarried man of record in Instrument No. 20211029-0145363 Register's Office for Davidson County, Tennessee, dated October 25, 2021 and recorded on October 29, 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: 212 Whorley Drive, Nashville, TN 37217

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 3 day of May, 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: William Lipsey

Title: Authorized 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 William Lipsey, 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 William Lipsey as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 3 day of May, 2022.

_____
Notary Signature
My commission expires: 10/2/2024

ERIC BONGIORNO
Notary Public - Arizona
Maricopa County
Commission # 589148
My Comm. Expires Oct 2, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 true and exact copy of the original document executed and authenticated according to law on 05/05/2022 ____ (date of document).

Affiant Signature

05/05/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL