Karen Johnson Davidson County
Batch# 861472 DEEDWARR
05/24/2022 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,465.20
20220524-0059967

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-2664

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $396,000.00

Affiant

Subscribed & sworn to before me, this 18th day of May, 2022

Notary Public

My Commission Expires: _____

Property Address: 3129 Boulder Park Dr, Nashville, TN 37214 **Map/Parcel Number:** 096 15 0 042.00	**Name & Address of New Owner** TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 9200 E Hampton Drive, Capitol Heights, MD 20743	**Send Tax Bills To:** TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 9200 E Hampton Drive, Capitol Heights, MD 20743

Effective as of **18th day of May, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Opendoor Property J LLC, a Delaware Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

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 Opendoor Property J LLC, Delaware limited liability company by Warranty Deed from Robert Edward Lee Crabtree, a single person, of record in Instrument No. 20220209-0014830 in the Register's Office of Davidson County, Tennessee, dated January 27, 2022 and recorded on February 9, 2022.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 10th day of May 2022

GRANTOR:

Opendoor Property J LLC, a Delaware Limited Liability Company

By: _____

Aimee Zwolle, Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Before me, Sara Wilson, Notary Public **of the state and county mentioned, personally appeared** Aimee Zwolle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Opendoor Property J LLC, the within named bargainor, a Limited Liability Company, and that such** Aimee Zwolle **as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.**

Witness my hand and seal, at office in Tempe, AZ**, this** 10th **day of** May**, 2022.**

_____

Notary Signature

Printed Name: Sara Wilson, Notary Public

My commission expires: July 12th 2025

SARA WILSON
Notary Public - Maricopa County
Commission No. 607858
My Commission Expires
July 12, 2025

Tennessee Certification of Electronic Document

I, Lauren A. Fisher, 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 5/18/2022 (date of document).

Lauren A. Fisher
Affiant Signature

4/26/2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 26TH day of APRIL, 2022.

Kristen Gevinski
Notary's Signature

MY COMMISSION EXPIRES: 10/26/25

NOTARY'S SEAL

