Karen Johnson Davidson County
Batch# 861946 DEEDWARR
05/24/2022 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,169.20

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8940

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

BAILEY CLARK CASSELMAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 587527
Expires August 15, 2024

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of May, 2022

Notary Public

Commission Expires: 08/15/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Resicap Tennessee Owner II LLC, a Delaware Limited Liability Company 3630 Peachtree Rd. Northeast Suite 1500 Atlanta, GA 30326	New Owner	150-01-0-041.00

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

Resicap Tennessee Owner II LLC, a Delaware Limited Liability Company

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. 173 on the Plan of Edge-O-Lake Estates, Section 1 of record in Plat Book 3600, Page 43, 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 Ronald T. Davis, married by Warranty deed from Cecil R. Conley and wife, Gloria L. Conley of record in Book 11000, page 35, Register's Office for Davidson County, Tennessee, dated June 26, 1998 and recorded on June 30, 1998.

Being the same property conveyed to Ronald T. Davis and wife, Annie P. Davis by Quitclaim deed from Ronald T. Davis, married of record in Instrument No. 20011227-0142631 Register's Office for Davidson County, Tennessee, dated December 19, 2001 and recorded on December 27, 2001.

The said Annie P. Davis having died on or about July 8, 2013, leaving Ronald T. Davis as surviving tenant by the entirety.

The said Ronald T. Davis having died on or about March 31, 2020.

Affidavits as to Heirs recorded on July 14, 2021 in Instrument No. 20210714-0094823 and in Instrument No. 20210714-0094824.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited

Liability Company by Warranty deed from Lakita Douglas, married to Christopher Douglas, Melanie Marie Smith, married to Donte Smith, Andrea Ashley Davis, unmarried, Rolanda Renee Davis, unmarried, Kimberly Elizabeth Driver, married to Tony Driver, and Ronald Taliaferro Davis, Jr., unmarried, Heirs at law of Ronald T. Davis of record in Instrument No. 20210714-0094825 Register's Office for Davidson County, Tennessee, dated July 09, 2021 and recorded on July 14, 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: 476 Rural Hill Road, 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 17 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: Kylie Ottny

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 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 17 day of May, 2022.

_____
Notary Public at Large
My commission expires: 08/15/2024

(Notary Seal)

BAILEY CLARK CASSELMAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 587527
Expires August 15, 2024

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 May 19, 2022.

Affiant Signature

Date: 5/19/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 19, 2022.

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM