Karen Johnson Davidson County
Batch# 923524 DEEDWARR
09/30/2022 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,003.44
20220930-0107975

WARRANTY DEED

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of September, 2022 .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Opendoor Property J LLC		050-11-0-173.00
(NAME)	(NAME)	
410 N. Scottsdale Rd. Suite 1600	Same	
(ADDRESS)	(ADDRESS)	
Temple, Arizona 85280		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bettye M. Bond, unmarried,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Opendoor Property J LLC,** hereinafter called the GRANTEE(S), his/her/their 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. 128, on the Plan of Timberwood Estates, Section four, of record in Book 6900, page 228, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bettye M. Bond, unmarried by Warranty Deed from Timothy Bond, unmarried and Johnnie D. Bond, Jr., unmarried, dated 09/16/2005, of record in Instrument 200509190112540, Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3632 Chesapeake Drive, Nashville, TN 37207
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20 day of September, 2022.

Bettye M. Bond by Timothy Bond as her POA
_____ Date:
Bettye M. Bond by Timothy Bond as her Attorney In Fact

State of Tennessee
County of Sumner

On this , before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Timothy Bond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Bettye M. Bond, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument Number 20220927-0106782, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 20 day of September, 2022 .

_____
Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

CERTIFICATE OF AUTHENTICITY

I, Brenda Campbell 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 9/30/22.

Affiant
Date: 9/30/22

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 30 day of Sept, 2022.

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024