Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 930166 DEEDWARR
10/17/2022 09:16:02 AM 2 pgs
Fees: $13.00 Taxes: $2,083.10

20221017-0113146

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4592

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $563,000.00

Affiant Ashley Elizabeth Johnsrud

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of October, 2022

Notary Public

Commission Expires: July 12th 2025

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Karzan Arif 6904 Stone Run Drive Nashville, TN 37211	NEW OWNER	180 03 0A 002.00

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 C 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

Karzan Arif, an unmarried woman

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. 2 on the Plan of Stone Creek Park Section 1A of record in Book 9700, Page 266, and amended in Book 9700, Page 329, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 75.00 feet on the Northerly margin of Stone Run Drive and extends back between parallel lines 90.00 feet to a dead line.

BEING the same property conveyed by Warranty Deed from First Cincinnati Leasing LLC, an Ohio limited liability company to William S. Hussey and spouse, Vicki L. Hussey, dated July 30, 2001 and recorded August 2, 2001, as Instrument No. 20010802-0082048 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from William S. Hussey and Vicki L. Hussey, husband and wife to Opendoor Property C LLC, a Delaware Limited Liability Company, dated August 12, 2022 and recorded August 16, 2022, as Instrument No. 20220816-0092791 in Davidson County, Tennessee Register of Deeds.

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: 6904 Stone Run Drive, Nashville, TN 37211

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 13th day of October, 2022.

OPENDOOR PROPERTY C LLC, a Delaware Limited Liability Company
By: Ashley M. Goddard
Name: Ashley Goddard
Title: Authorized Signatory

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 Ashley Goddard, 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 signatory** for Opendoor Labs Inc., the sole member for OD Intermediate Holdco C LLC, the sole member for Opendoor Property Holdco C LLC, the sole member of Opendoor Property C, LLC, the within named Seller, a limited liability company, and that as such, executed the foregoing instrument by signing Ashley Goddard as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 13th day of October, 2022.

Notary Public at Large
My commission expires: July 12th 2025

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