Karen Johnson Davidson County
Batch# 940004 DEEDWARR
11/10/2022 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,494.80
20221110-0120638

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4717

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,000.00

Affiant

OFFICIAL SEAL
JACOB CHERNEY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 594988
My Comm. Expires DEC. 12, 2024

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 day of November, 2022

Notary Public

Commission Expires: 12/12/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
365 Days Cleaning Services LLC 524 Bluewater Drive Nashville, TN 37217	New Owner	136-14-0-074.00

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

365 Days Cleaning Services LLC, a Tennessee 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. 114, on the Plan of Castlegate Subdivision, Section 1, of record in Book 4460, Page 115, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed by Warranty Deed from Corey M. Porter, an unmarried man, and David W. Porter, a married man, to John Ross Hanks and Claudia A. Tidwell, Tenants in common with rights of Survivorship, recorded January 24, 2019, as Instrument No. 20190124-0006938 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Jon Ross Hanks and Claudia A. Tidwell to Jon Ross Hanks and Ievgeniia Hanks, husband and wife, recorded February 16, 2022, as Instrument No. 20220216-0017808 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Jon Ross Hanks and Ievgeniia Hanks, husband and wife, to Opendoor Property C LLC, a Delaware Limited Liability Company, recorded August 17, 2022, as Instrument No. 20220817-0093434 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: 524 Bluewater 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 8 day of November, 2022.

OPENDOOR PROPERTY C LLC, a Delaware Limited Liability Company
By: _____
Name: Jacob Norgard
Title: Authorized Signatory

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jacob Norgard, 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 Jacob Norgard as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 8 day of Nov, 20 22

OFFICIAL SEAL
JACOB CHERNEY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 594988
My Comm. Expires DEC. 12, 2024

Notary Public at Large
My commission expires: 12/12/2024

OFFICIAL SEAL
JACOB CHERNEY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 594988
My Comm. Expires DEC. 12, 2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/8/2022 (date of document).

Jennifer Russell
Affiant Signature

11/10/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

