Karen Johnson Davidson County
Batch# 945219 DEEDWARR
11/28/2022 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20221128-0124693

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5174

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of November, 2022

Notary Public

Commission Expires: 01-15-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nhi Thi My Tran and Cong Danh Nguyen 337 Roslyn Court Nashville, TN 37221	Stockton Mortgage Corporation 88 C Michael Davenport Boulevard 100 Frankfort, KY 40601	141 07 0B 107.00

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

Nhi Thi My Tran and Cong Danh Nguyen, wife and husband

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. 93 on the First Revision of Somerset Farms, Section Four, Phase 1, a Planned Unit Development, of record in Book 9700, page 157, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed by Warranty Deed from Wesley E. Pryor and Linda Kaye Pryor, husband and wife, to Jeffrey David Goddard, and Maricel Goddard, husband and wife, recorded November 2, 2018, as Instrument No. 20181102-0108809 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Jeffrey David Goddard and Maricel Goddard, husband and wife, to Opendoor Property J LLC, a Delaware Limited Liability Company, recorded July 19, 2022, as Instrument No. 20220719-0082654 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: 337 Roslyn Court, Nashville, TN 37221

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 23rd day of November, 2022.

OPENDOOR PROPERTY J LLC, a Delaware Limited Liability Company
By: _____
Name: Shayla Bowen
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 Shayla Bowen, 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 Property J LLC, the within named Seller, a limited liability company, and that as such, executed the foregoing instrument by signing Shayla Bowen as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 23rd day of Nov., 2022.

_____
Notary Public at Large
My commission expires: 01-15-2025

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 11/23/2022.

Affiant Signature

11/28/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/28/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON