Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5261

Karen Johnson Davidson County
Batch# 948617 DEEDWARR
12/06/2022 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20221206-0127312

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of December, 2022

Notary Public

Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Bolton, Anna Claire Bolton, and Sonya French 184 Bonnafield Drive Hermitage, TN 37076	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226-1906	075-05-0-082.00

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

Matthew Bolton and Anna Claire Bolton, husband and wife, and Sonya French, a married 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. 930 on the Plan of Hermitage Hills, Section Eight of record in Book 3600, Page 24, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 930 fronts 79.96 feet on the south-westerly margin of Bonnafield Drive and extends back 215.27 feet on the northwesterly line and 190.52 feet on the southeasterly line to a dead line in the rear on which it measures 90.67 feet.

Being the same property conveyed to Bernice J. Kitt, a married woman by Warranty Deed from Brian Leroy Smith, Executor of the Estate of Carolyn Maxine Smith of record in Instrument No. 20020529-0065074, Register's Office for Davidson County, Tennessee, dated May 24, 2002 and recorded on May 29, 2002.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty Deed from Bernice J. Kitt, a married woman joined by spouse, Michael A. Verhoorn of record in Instrument No. 20220801-0087453, Register's Office for Davidson County, Tennessee, dated July 26, 2022 and recorded on August 01, 2022.

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: 184 Bonnafield Drive, Hermitage, TN 37076

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 2nd day of December, 2022.

OPENDOOR PROPERTY J LLC, a Delaware Limited Liability Company
By: _____
Name: Daniel Williams
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 Daniel Williams, 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 Daniel Williams as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 2nd day of Dec., 2022

OFFICIAL SEAL
NANCY TCHERNESHOFF
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM# 600175
My Comm Expires March 15, 2025

_____
Notary Public at Large
My commission expires: 03/15/2025

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 12/2/2022.

Affiant Signature

12/5/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/5/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON