Karen Johnson Davidson County
Batch# 967661 DEEDWARR
02/06/2023 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20230206-0008212

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-56

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00

Affiant Russell White Authorized Signer

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of February, 2023

ERIC BONGIORNO
Notary Public - Arizona
Maricopa County
Commission # 589148
My Comm. Expires Oct 2, 2024

Notary Public

Commission Expires: 10/2/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven N. Mignoli and Kylie R. Jones 620 Ellis Court Old Hickory, TN 37138	New Owner	053-16-0-226.00

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

Steven N. Mignoli and Kylie R. Jones, both unmarried, as tenants in common with rights of survivorship

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. 12 on the Plan of Kenwood Estates, of record in Plat Book 9700, page 137, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed by Warranty Deed from Richard Brian Jones and wife, Meleah Ann Jones to Amanda Groves, recorded December 23, 2013, as Instrument No. 20131223-0129273 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Amanda D. Lyons, an unmarried woman having acquired title as Amanda Groves to Opendoor Property J, LLC, a Delaware Limited Liability Company, recorded August 31, 2022, as Instrument No. 20220831-0098286 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: 620 Ellis Court, Old Hickory, TN 37138

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 representatives and assigns, 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 1 ~~day of~~ February, 2023.

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

Witness my hand and official seal this 1 day of February, 2023.

Notary Public at Large
My commission expires: 10/2/2024

ERIC BONGIORNO
Notary Public - Arizona
Maricopa County
Commission # 589148
My Comm. Expires Oct 2, 2024

Certificate of Authenticity

I, Holly A Mason, 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 2/2/23.

Holly A Mason
Affiant Signature

2/2/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2023

Notary's Signature (Notary Seal)

My Commission Expires: 3.3.2025

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON