Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5521

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

MARIAH HOWELL
Notary Public, State of Arizona
Maricopa County
Commission # 567691
My Commission Expires
August 01, 2023

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 day of February, 2023

Notary Public

Commission Expires: 8-1-23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Caroline Pickering 401 Dry Creek Rd Goodlettsville, TN 37072	New Owner Property	025-00-0-174.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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

Caroline Pickering, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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 Final Plat for Stockton Subdivision of record in Plat Book 6200, Page 840, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Austin Guillemet and Mackenzie Guillemet, husband and wife, by Warranty Deed from William R. Barnes and Catherine Barnes, husband and wife, of record in Instrument No. 20190923-0096129, Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 23, 2019.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company, by Warranty Deed from Austin Guillemet and Mackenzie Guillemet, husband and wife, of record in Instrument No. 20221010-0110977, Register's Office for Davidson County, Tennessee, dated October 06, 2022 and recorded on October 10, 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: 401 Dry Creek Rd, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we so

Karen Johnson Davidson County
Batch# 972375 DEEDWARR
02/21/2023 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230221-0012017

covenant with the said GRANTEE 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 GRANTEE, her 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 9 day of February, 2023.

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

Witness my hand and official seal this 9 day of February, 2023.

MARIAH HOWELL
Notary Public, State of Arizona
Maricopa County
Commission # 567691
My Commission Expires
August 01, 2023

Notary Public at Large
My commission expires: 8-1-23

Certificate of Authenticity

I, Emily Manno, 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 **2/9/23**.

Date

Affiant Signature

2/9/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **9** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024
Date

Notary's Seal (if on paper)

