Karen Johnson Davidson County
Batch# 979592 DEEDWARRSP
03/10/2023 03:56:30 PM 5 pgs
Fees: $28.00 Taxes: $3,639.04
20230310-0017637

This Instrument Prepared By:
RYAN SMITH
o/b/o BC LAW FIRM, P.A.
409 SHADOW PKWY
CHATTANOOGA, TN 37421

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
RESIDENTIAL HOME BUYER NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY	**RESIDENTIAL HOME BUYER NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**	**172-04-0A-045-00, 181-01-0B-246-00**
8300 DOUGLAS AVENUE, SUITE 700	**PO BOX 4090**	
DALLAS, TX 75225	**SCOTTSDALE, AZ 85261**	

This Deed executed this 9th day of March 2023, for and in consideration of Ten **and 00/100 Dollars ($10.00),** cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **OPENDOOR PROPERTY C LLC, A DELAWARE LIMITED LIABILITY COMPANY**

has/have this day bargained and sold, and do hereby transfer and convey unto the said **RESIDENTIAL HOME BUYER NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

Address: 1481 Timber Ridge Circle, Nashville, TN 37211 SOURCE OF TITLE 20220811-0091250

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45 ON THE PLAN OF PHASE TWO, HIGHLANDS OF BRENTWOOD (FORMERLY BRENTWOOD HIGHLANDS), OF RECORD IN INSTRUMENT NUMBER 20000209-0013331, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Address: 7932 Kirkfield Drive, Nashville, TN 37211 SOURCE OF TITLE 20220916-0103513

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 75 ON THE PLAN OF SECTION ONE, PHASE THREE, 2ND ADDITION TO SUGAR VALLEY, A RS10 CLUSTER LOT SUBDIVISION, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT AT INSTRUMENT NO. 20071214-0143931, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 9th day of March, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPENDOOR PROPERTY C LLC,
a Delaware limited liability company

By: Yvonne Van Damme
Name: Yvonne Van Damme
Title: authorized Signer

STATE OF ~~TENNESSEE~~ Arizona)
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 9th day of March, 2023, by Yvonne Van Damme, who is personally known to me (or satisfactorily proven) to be the authorized signer of **OPENDOOR PROPERTY C LLC, A DELAWARE LIMITED LIABILITY COMPANY** the authorized signer herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

Notary Public

My Commission Expires: 01-15-2025

ZYRION LEE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 596733
Expires January 15, 2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $**983,523.50** _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Yvonne Van Dame
Signature of Affiant

STATE OF Arizona

COUNTY OF Maricopa

Sworn to before me this 9th day of March, 20 23.

Notary Public
My Commission Expires: 01-15-2025

ZYRION LEE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 596733
Expires January 15, 2025

Name and address for person(s) responsible for taxes:
RESIDENTIAL HOME BUYER NASHVILLE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
~~8300 DOUGLAS AVENUE, SUITE 700~~ PO Box 4090
~~DALLAS, TX 75225~~ Scottsdale, AZ 85261

Name and Address of property owner:
RESIDENTIAL HOME BUYER NASHVILLE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
8300 DOUGLAS AVENUE, SUITE 700
DALLAS, TX 75225

Tennessee Certification of Electronic Document

I, Stacy L. Martin, 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 March 9, 2023 (date of document).

Affiant Signature

March 9, 2023
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 9th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

