Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-786

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~Williamson~~ Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00

Affiant

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

Notary Public

Commission Expires: Nov. 24, 2024

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Misty Blu Stewart 3056 Reelfoot Drive Nashville, TN 37214	New American Funding 14511 Myford Road Suite 100 Tustin, CA 92780	108-08-0-293.00

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

Misty Blu Stewart, a single 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. 67 on the Plan of Plat of Section Three, Reelfoot, of record in Plat Book 6250, Page (s) 167 and 168, 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 Elizabeth R. Clarke, a single woman, by Warranty Deed from Barbara F. Reed, unmarried, of record in Instrument No. 20140502-0037507 Register's Office for Davidson County, Tennessee, dated April 30, 2017 and recorded on May 02, 2014.

Karen Johnson Davidson County
Batch# 979613 DEEDWARR
03/13/2023 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,394.90
20230313-0017663

Being the same property conveyed to Opendoor Property J LLC, a Delaware limited liability company, by Warranty Deed from Elizabeth R. Clarke, k/n/a Elizabeth R. Bell, a married woman, of record in Instrument No. 20220728-0086027 Register's Office for Davidson County, Tennessee, dated July 5, 2022 and recorded on July 28, 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: 3056 Reelfoot Drive, Nashville, TN 37214

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 8th day of March, 2023.

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 Closing docs as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and seal, at office in Tempe, AZ, this 8th day of March, 2023.

_____
Notary Signature
My commission expires: Nov 24, 2024

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

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 3/10/2023.

Affiant Signature

3/10/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/10/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON