Karen Johnson Davidson County
Batch# 982783 DEEDWARR
03/21/2023 10:22:20 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20230321-0020282

~~Prepared by~~:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-659

STATE OF TENNESSEE
COUNTY OF Williamson Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of March, 2023

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

Notary Public

Commission Expires: 6/24/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yingyi Zhang 120 Nantahala Court Antioch, TN 37013	NEW OWNER	181 03 0A 074.00

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

Yingyi Zhang, 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. 74, Subdivision Plat, Section Two, Indian Creek Estates, Old Hickory Blvd., as shown on plat of record in Plat Book 9700, Page(s) 558 and 559, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed by Warranty Deed from Billy R. Barnette and Jane E. Barnette, husband and wife to Christopher T. Lunsford and Annette Lunsford, husband and wife, dated August 29, 2018 and recorded August 30, 2018, as Instrument No. 20180830-0086183 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Christopher T. Lunsford and Annette Lunsford, husband and wife to Opendoor Property J LLC, a Delaware Limited Liability Company, dated August 04, 2022 and recorded August 09, 2022, as Instrument No. 20220809-0090407 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: 120 Nantahala Court, Antioch, TN 37013

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 15th day of March, 2023.

Opendoor Property J LLC, a Delaware Limited Liability Company LLC, a Delaware Limited Liability Company

By: _____
Name: DShawn Taylor
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 DShawn Taylor 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 Auth Signer as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 15th day of March, 2023

_____
Notary Signature
My commission expires: 6/24/25

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025