Karen Johnson Davidson County
Batch# 986451 DEEDWARR
03/29/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230329-0022936

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-704

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29 day of March, 2023

Notary Public
Commission Expires: 3-3-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leodan Armas Echevarria 3717 Willow Creek Road Nashville, TN 37207	Leodan Armas Echevarria 3717 Willow Creek Rd Nashville, TN 37207	050-02-0-089.00

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

Leodan Armas Echevarria, an unmarried man

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being Lot Nos. 2 and 3 on the plan of Final Plat, Willow Creek, Section Four, Davidson County Tennessee, of record in Plat Book 8250, Page 365, in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 2 fronts 75.00 feet on the Westerly side of Willow Creek Road and runs back 121.38 feet on the South line and 121.48 feet on the North line to a line upon which it measures 75.30 feet.

Said Lot No. 3 fronts 78.88 feet on the Westerly side of Willow Creek Road and runs back 121.28 feet on the South line and 121.38 feet on the North line to a line upon which it measures 74.65 feet.

Being the same property conveyed to Anthony Anderson, unmarried man by Warranty deed from Robert Keese and Margaret Keese, as joint tenants of record in Instrument No. 20170419-0038421 Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 19, 2017.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Anthony Anderson, a single man of record in Instrument No. 20220727-0085830 Register's Office for Davidson County, Tennessee, dated July 25, 2022 and recorded on July 27, 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: 3717 Willow Creek Road, Nashville, TN 37207

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 24th day of March, 2023.
Opendoor Property J LLC, a Delaware Limited Liability Company
By: _____
Name: Stephanie Reed
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 Stephanie Reed, 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 Nasiny docs as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and seal, at office in Tempe, this 24th day of March, 2023.

_____
Notary Signature
My commission expires: 8-1-23

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

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3/24/2023 (date of document).

Affiant Signature

3/29/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 of March, 2023.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025