Karen Johnson Davidson County
Batch# 993172 DEEDWARR
04/18/2023 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,287.60
20230418-0028497

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1519

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Affiant Becki Hendy, Authorized Signer of Opendoor

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of April, 2023

Notary Public

Commission Expires: 5-18-2024

ALESSANDRA VALENZA
Notary Public, State of Arizona
Maricopa County
Commission # 587498
My Commission Expires
May 18, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Audri M. Alwine 917 Bexhill Court South Hermitage, TN 37076	Guaranteed Rate Inc. 1806 West Cuyler Avenue suite 1W Chicago, IL 60613	064-16-0C-082.00-CO

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

Audri M. Alwine, 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. 35 on the Plan of Section Four, Wembley Downs of record in Plat Book 7900, Page 456, 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 Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Abiemwense Q. Uwaifo and Christian Ogbeide, married to each other of record in Instrument No. 20220712-0080129 Register's Office for Davidson County, Tennessee, dated June 09, 2022 and recorded on July 12, 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: 917 Bexhill Court South, Hermitage, TN 37076

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 14th day of April, 2023.

Opendoor Property ~~J LLC~~, a Delaware limited liability company
BY: _____
Name: Blake Hardy
Title: Authorized Signatory

STATE OF Arizona
COUNTY OF Maricopa

Before me, Alessandra Valenza of the state and county mentioned, personally appeared Opendoor Property J LLC, a Delaware Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Auth. Signer of Opendoor Property J LLC, a Delaware Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Opendoor Property J LLC, a Delaware Limited Liability Company as such Auth. Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Auth. Signer.

Blake Hardy, Auth Signer

Witness my hand and seal, at office in Tempe, AZ, this 14th day of April, 2023.

_____
Notary Signature
My commission expires: 5-18-2024

ALESSANDRA VALENZA
Notary Public, State of Arizona
Maricopa County
Commission # 587498
My Commission Expires
May 18, 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 4/14/2023.

Affiant Signature

April 17, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 17, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON