Karen Johnson Davidson County
Batch# 997990 DEEDWARR
05/01/2023 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230501-0031910

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1479

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant Cynthia Pagetta

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of April, 2023

OFFICIAL SEAL
NANCY TCHERNESHOFF
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM# 600175
My Comm. Expires March 15, 2025

Notary Public

Commission Expires: 03/15/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven Patrick Wilson and Stanley Harold Wilson 258 Blackman Road Nashville, TN 37211	Churchill Mortgage Corporation 1749 Mallory Lane Suite 100 Brentwood, TN 37027	147 06 0 053.00

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

Steven Patrick Wilson, a married man, and Stanley Harold Wilson, a married 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:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Caldwell Hall, Section I, Revised, of record in Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed by Warranty Deed from Gary E. Borden and wife, Kitty B. Borden to Mira Mulavdic and husband, Esef Mulavdic, recorded June 18, 1999, as Book 11534 Page 354 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $131,999.00.

The said Mira Mulavdic died on February 28, 2019, leaving the said Esef Mulavdic the sole surviving tenant by the entirety.

BEING the same property conveyed by Warranty Deed from Esef Mulavdic, widower to Opendoor Property J, LLC, a Delaware Limited Liability Company, recorded August 16, 2022, as Instrument No. 20220816-0092794 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: 258 Blackman Road, Nashville, TN 37211

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 26th day of April, 2023.

OPENDOOR PROPERTY J LLC, a Delaware Limited Liability Company

By: _____

Name: Cynthia Pagetta

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 Cynthia Pagetta, 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 Cynthia Pagetta as the authorized signatory for the within named Seller, for the purpose therein contained.

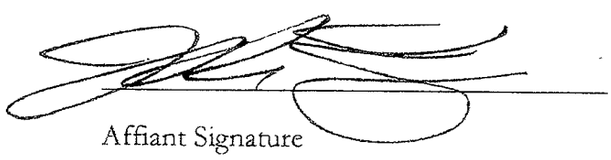
Witness my hand and official seal this 26th day of April, 2023.

OFFICIAL SEAL
NANCY TCHERNESHOFF
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM# 600175
My Comm. Expires March 15, 2025

_____
Notary Public at Large
My commission expires: 03/15/2025

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 4/26/23.



Affiant Signature

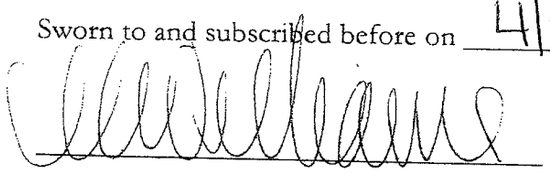
4/28/2023

Date

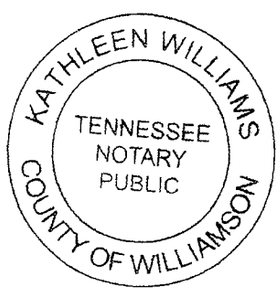
State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/28/2023.



Notary Public



My Commission Expires: 5-23-23