Karen Johnson Davidson County
Batch# 999560 DEEDWARR
05/04/2023 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20230504-0033184

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5323

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of May, 2023

Notary Public

Commission Expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christian Alexander Bidwell and Cassidy Lewis Bidwell 3121 Boulder Park Drive Nashville, TN 37214	New Owner	096 15 0 046.00

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

Christian Alexander Bidwell and Cassidy Lewis Bidwell, husband and wife

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:

Being Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Hickory Bend Subdivision, Section 3, as of record in plat Book 3600, Page 42, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 94 fronts 85.00 feet on the southeasterly side of Boulder Park Drive and runs back between parallel lines 185.00 feet to a dead line.

BEING the same property conveyed by Warranty Deed from Dawn Sullivan to Brian Steppy, a single man, recorded May 1, 2007, as Instrument No. 20070501-0051716, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Warranty Deed from Brian Steppy, a single man to Opendoor Property J LLC, a Delaware Limited Liability Company, recorded September 26, 2022, as Instrument No. 20220926-0106220, in the Register's Office for Davidson County, Tennessee.

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: 3121 Boulder Park 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 3rd day of May, 2023.

Opendoor Property J LLC, a Delaware Limited Liability Company
By: _____
Name: Christina Thornton
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 Christina Thornton, 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 Christina Thornton 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 3rd day of May, 2023.

_____
Notary Signature

Printed Name: Zyrion Lee

My commission expires: 01-15-2025

ZYRION LEE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 596733
Expires January 15, 2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/3/23 (date of document).

Affiant Signature

5/4/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

