Karen Johnson Davidson County
Batch# 1024184 DEEDWARR
07/10/2023 11 06 09 AM 2 pgs
Fees $13 00 Taxes $1,387 50
20230710-0052467

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4346

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of June, 2023

Notary Public

Commission Expires 10-23-23

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Frederic Hovi and Kokouvi Hovi 528 Foundry Drive Nashville, TN 37209	NEW OWNER	090-12-0-313 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

Frederic Hovi, an unmarried man, and Kokouvi Hovi, 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

Land in Davidson County, Tennessee, being Lot No 28 on the Plan of Foundry Heights, Section One of record in Plat Book 3600, Page 16, 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 Steven T Wright, an unmarried man by Warranty deed from Jimmy L Kirby of record in Instrument No 20111104-0086538 Register's Office for Davidson County, Tennessee, dated October 21, 2011 and recorded on November 4, 2011

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Steven T Wright and Stephanie Buck, husband and wife of record in Instrument No 20220715-0081519 Register's Office for Davidson County, Tennessee, dated July 07, 2022 and recorded on July 15, 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 528 Foundry Drive, Nashville, TN 37209

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 30th day of June, 2023

Opendoor Property J LLC, a Delaware Limited Liability Company
By _____
Name Aimee Frayre
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 Aimee Frayre, 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 her name as the authorized signatory for the within named Seller, for the purpose therein contained

Witness my hand and official seal this 30th day of June, 2023

_____
Notary Public at Large
My commission expires 01-15-2025

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