Karen Johnson Davidson County
Batch# 1191409 DEEDWARR
10/09/2024 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,084.80
20241009-0078544

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-24-3308

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,190.00

Affiant

JAMEKA BRADEN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of October, 2024

Notary Public

Commission Expires: 9/21/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Keith C. McMillan 4408 Stoneview Drive Antioch, TN 37013	Same As Owner	165-13-0A-084.00-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

Keith C. McMillan, 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. 504 on the Plan of Section Eight, Peppertree Forest, P.U.D., of record in Plat Book 7900, Page 652, 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 Jhonathan Vilorio, a single man of record in Instrument No. 20240605-0042205 Register's Office for Davidson County, Tennessee, dated June 03, 2024 and recorded on June 06, 2024.

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: 4408 Stoneview Drive, Antioch, TN 37013

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 03 day of October, 2024.

OPENDOOR PROPERTY J LLC, a Delaware Limited Liability Company
By: _____
Name: Damani Duke
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 Damani Duke, 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 Closing Docs as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 03 day of Oct, 20 24.

MARIAH HOWELL
Notary Public - Arizona
Maricopa County
Commission # 651802
My Comm. Expires Aug 1, 2027

(Notary Seal)

_____
Notary Public at Large
My commission expires: _____

Certificate of Authenticity

I, Nichole Sutton, 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 **10/3/2024**.

Date

Nichole Sutton

Affiant Signature

10/9/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **9th** day of **October**, 2024.

Jameka Braden

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

