Prepared By ~~& Return To~~:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
615-244-4744

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of October, 2024

Notary Public

Commission Expires:

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1196549 DEEDWARR
10/22/2024 11:07:44 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20241022-0081998

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Gregory 204 Plantation Court Nashville, TN 37221	Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	142-05-0A-058.00-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

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Gregory, unmarried

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 Unit J-6 on the Plan of Section 2, River Plantation Condominium Apartment of Record in Plat Book 4460, Pages 136 and 137, Register's Office for Said County, to Which Plan Reference is Made for a More Complete Description, Together With the Appurtenant Interest in the Common Elements of Section 2, River Plantation, a Horizontal, Property Regime Established by Master Deed of Record in Book 4661 Page 334, Amended in Book 4691, Page 906, Book 6354, Page 676, Book 6436, Page 389, Said Register S Office.

Being the same property conveyed to Opendoor Property J, LLC, a Delaware limited liability company by Warranty Deed from Michele Stans, an unmarried person of record in Instrument No. 20240813-0060924 Register's Office for Davidson County, Tennessee, dated August 07, 2024 and recorded on August 13, 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: 204 Plantation Court, Nashville, TN 37221

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-24-204

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 17th day of October, 2024.

OPENDOOR PROPERTY J LLC, a Delaware Limited Liability Company

By:
Name: Sarah Guzar
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 Sarah Guzar, 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 Sarah Guzar as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 17th day of Oct., 20 24.

Notary Public at Large
My commission expires: _____

(Notary Seal)

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025