Batch # 121201
12/17/2024 11:28:23 AM
Fees: $18.00 Taxes: $934.25
) County
DEEDWARR
3 pgs
20241217-0097859

Prepared by:
Record and Return To:
Chapman and Rosenb...
10 Burton Hills Blv... Ste
Nashville, TN 37215

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-24-5646

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of December, 2024

Notary Public

Commission Expires: _____

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Elise Kendrick<br>214 Old Hickory Boulevard #147<br>Nashville, TN 37221 | NEW OWNER | 142-04-0A-147.00-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, a Delaware statutory trust**

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

**Elise Kendrick** , 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 No. 147 on the Plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, Page 167, 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 Belle Forest, a horizontal property regime established by Master Deed of Record in Book 5438, Page 699, as amended in Book 6082, Page 866, Book 6896, Page 144, Book 7886, Page 939, Instrument Number

20020321-0034877 and Instrument Number 20090819-0078072, said Register's Office.

Being the same property conveyed to Zachary D. Crandall, an unmarried person and David B. Crandall and Linda C. Crandall, husband and wife, tenants in common by Warranty Deed from Amanda Lueking Nowlin, married of record in Instrument No. 20220729-0086798 Register's Office for Davidson County, Tennessee, dated July 27, 2022 and recorded on July 29, 2022.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty Deed from Zachary D. Crandall, an unmarried person and David B. Crandall and Linda C. Crandall, husband and wife, tenants in common of record in Instrument No. 202406280048689 Register's Office for Davidson County, Tennessee, dated June 24, 2024 and recorded on June 28, 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: 214 Old Hickory Boulevard #147, Nashville, TN 37221

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 12th day of December, 2024.

OPENDOOR PROPERTY J LLC, a Delaware Limited Liability Company

By: _____

Name: Stephanie Paul
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 Stephanie Paul, 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 Authorized Signer as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 12th day of December, 2024.

_____
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