Karen Johnson Davidson County
Batch# 1253952 DEEDWARR
03/31/2025 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250331-0023842

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
Ste. 290
Brentwood, TN 37027
OD-25-1421

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of March, 2025

Notary Public

Commission Expires: _____

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Church and L'Tanga Church 3129 Lauren Evelyn Way Nashville, TN 37207	Owner	050-11-0A-100-00-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

L'Tanga Church, married

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. 100 on the Plan of Final Plat of Timberwood Cluster Lot Development of record in Plat at Instrument No. 20080211-0013669 through 20080211-0013671, 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 Verliria Head, an unmarried person by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation of record in Instrument No. 20081031-0108708 Register's Office for Davidson County, Tennessee, dated October 28, 2008 and recorded on October 31, 2008.

Verliria Head having since died intestate on or about August 8, 2016, leaving subject property to her only heirs at law, Sinece Pratt and Dominic Pratt. See Affidavit of heirship in Instrument No. 20170224-0018419, dated February 22, 2017, said Register's Office.

Being the same property conveyed to Sinece Pratt, an individual by Quitclaim Deed from Dominic Pratt, an individual of record in Instrument No. 20170612-0058650 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 12, 2017.

Being the same property conveyed to Opendoor Property J LLC, a Delaware limited liability company by Warranty Deed from Sinece Pratt, a single woman of record in Instrument No. 20240806-0060040 Register's Office for Davidson County, Tennessee, dated August 05, 2024 and recorded on August 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: 3129 Lauren Evelyn Way, Nashville, TN 37207

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 21 st day of March, 2025.

OPENDOOR PROPERTY J LLC

By: _____

Name: Aimee Frayre
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 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 Closing Documents as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 21 st day of March, 2025.

_____
Notary Public at Large
My commission expires: _____

(Notary Seal)

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 3/21/25 (date of document).

Affiant Signature

3/21/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 21 day of March, 2025

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25