Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
Ste. 290
Brentwood, TN 37027
OD-25-1353

Karen Johnson Davidson County
Batch# 1258133 DEEDWARR
04/11/2025 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20250411-0027503

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of April, 2025

Notary Public

Commission Expires: _____

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Katharine Cella 1900 Richard Jones Road Unit X1 Nashville, TN 37215	**Old National Bank** **One Main Street** **Evansville, IN 47708**	117-15-0A-001.00-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

Katharine Cella, single woman

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 Parcel 1, being Unit No. TH-A-1, on the plan of Green Hills Terrace Condominium Apartments, as shown on the plat of record in Plat Book 5200, Page 64, and further established by Master Deed of record in Book 5304, Page 702, as amended in Book 7841, Page 557 and Book 9830, Page 181, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description.

Being the same property conveyed to Katherine Marshall Brock, an unmarried woman, by Warranty Deed from Michael Angarole and Karen Angarole, husband and wife, of record in Instrument No. 20210602-0073699 Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 02, 2021.

Being the same property conveyed to Opendoor Property J, LLC, a Delaware limited liability company, by Warranty Deed from Katherine Brock aka Katherine Marshall Brock, an unmarried woman, of record in Instrument No. 20241210-0095617 Register's Office for Davidson County, Tennessee, dated December 09, 2024 and recorded on December 10, 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: 1900 Richard Jones Road Unit X1, Nashville, TN 37215

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 8th day of April, 2025.

OPENDOOR PROPERTY J LLC

By: _____

Name: Daniel Nelson
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 Daniel Nelson, 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 Daniel Nelson as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 8th day of April, 2025.

NANCY TCHERNESHOFF
Notary Public - Arizona
Maricopa County
Commission # 681613
My Comm. Expires Mar 15, 2029

(Notary Seal)

_____
Notary Public at Large
My commission expires: 03/15/2029

Certificate of Authenticity

I, Adde Dilworth, 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 **April 8, 2025**.
Date

Affiant Signature

04/08/2025
Date

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **8th** day of **April**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026