Return to
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#17667

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
Ste 290
Brentwood, TN 37027
OD-25-2897

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000 00

Affiant

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

Notary Public

Commission Expires 10/21/2028

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson
Batch # 1293598
07/03/2025 08 26 43 AM
Fees $13 00 Taxes $913 90

Davidson County
DEEDWARR
2 pgs

20250703-0052541

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dana Hussein, Shwan Hussein, and Layla Kareem 112 Northcrest Court Nashville, TN 37211	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio TX 78216	147-11-0A-112 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

Dana Hussein, an unmarried man and
Shwan Hussein and Layla Kareem, husband and wife

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 112 on the Plan of Revised Northcrest East, a Deminimus Planned Unit Development, of record in Plat Book 6250, Page 847, 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 Seid Zajmovic, unmarried, by Warranty Deed from Raydean Barber, sole heir at law of Linda Kay Barber, deceased, and Sue B Boyd, Administratrix of the Estate of Linda Kay Barber, deceased, of record in Instrument No. 20070213-0018405 Register's Office for Davidson County, Tennessee, dated February 9, 2007 and recorded on February 13, 2007

Being the same property conveyed to Opendoor Property J LLC, a Delaware limited liability company by Warranty Deed from Seid Zajmovic, unmarried of record in Instrument No 20250128-0006366 Register's Office for Davidson County, Tennessee, dated January 24, 2025 and recorded on January 28, 2025

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 112 Northcrest Court, Nashville, TN 37211

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 24th day of June, 2025

OPENDOOR PROPERTY J LLC

By: _____

Name Sarah Guizar
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 Sarah Guizar, 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 24th day of June, 2025

_____
Notary Public at Large
My commission expires _____

(Notary Seal)

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 685238
My Comm. Expires Jun 24, 2029