Karen Johnson Davidson County
Batch# 1429901 DEEDWARR
06/09/2026 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,481.85
20260609-0052126

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
OD-26-2131

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of June, 2026

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Opendoor Property J LLC<br>1295 W. Washington Street.,<br>Ste 115<br>Tempe, AZ 85288 | New Owner | 149-15-0A-397.00-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,

**Asacha Deonne Dixon, a single woman**

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

**Opendoor Property J LLC, a Delaware Limited Liability Company**

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. 105 on the Plan of Cambridge Forest, Phase Ten, a Planned Unit Development, of record in Instrument No. 20070103-0001061, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Asacha Deonne Dixon, an unmarried woman by Special Warranty Deed from Century Communities of Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20200821-0094497 Register's Office for Davidson County, Tennessee, dated August 20, 2020 and recorded on August 21, 2020.

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: 3113 Bromley Way, Antioch, TN 37013

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 5th day of June, 2026.

Asacha Deonne Dixon

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 5th day of June, 2026, before me personally appeared Asacha Deonne Dixon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2026.

Notary Signature
My commission expires:

ELIZABETH SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-18-2029

# Certificate of Authenticity

I, Joshua A. Terry, 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 6/5/26.

Affiant Signature – Joshua A. Terry

6/8/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/8/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27