Karen Johnson Davidson County
Batch# 595199 DEEDWARR
03/18/2021 12:47:30 PM 5 pgs
Fees: $28.00 Taxes: $1,173.27
20210318-0036118

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 237017

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400 Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Opendoor Property J LLC, a Delaware Limited Liability Company
410 N. Scottsdale Rd, Ste. 1600
Tempe, AZ 85281

Name and address of new owner:
Opendoor Property J LLC, a Delaware Limited Liability Company
410 N. Scottsdale Rd, Ste. 1600
Tempe, AZ 85281
Map parcel number: 149150A23400CO
Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Lee S Rush, a single man

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Opendoor Property J LLC, a Delaware Limited Liability Company

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 13 day of March, 2021.

Lee S Rush

Lee S Rush

STATE OF TENNESSEE

COUNTY OF Davidson

On this 13th day of March, 20 21, before me personally appeared Lee S. Rush, 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.

Notary Public

Printed Name: Virgil Riley

Commission Expires:

10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

EXHIBIT A

MORE COMMONLY KNOWN AS: 2709 Welshcrest Drive, Antioch, TN 37013

TAX PARCEL ID/APN: 149150A23400CO

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section Four, Cambridge Forest of record in Plat Book , Page , 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 Lee S. Rush, a married man by Warranty deed from Staci L. Bell and Anthony Bell, a married couple of record in Instrument No. 20110512-0036460 Register's Office for Davidson County, Tennessee, dated May 11, 2011 and recorded on May 12, 2011. (Value of consideration shown in aforementioned deed $178,500.00.) Being also known as 2709 Welshcrest Drive Antioch, Tennessee 37013.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF ~~GEORGIA~~ TN)

COUNTY OF ~~GWINNETT~~ Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $317,100.00.

AFFIANT - Lee S Rush

OS National LLC, a Georgia limited liability company
as Attorney In Fact for Opendoor Property J LLC, a Delaware Limited Liability Company

Subscribed and sworn to before me, this 13th day of March, 2021.

NOTARY PUBLIC
My Commission Expires:
10-2-2023

Property address: 2709 Welshcrest Drive, Antioch, TN 37013

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Certificate of Authenticity

I, Cynthia Brown, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022