This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 333614

Karen Johnson Davidson County
Batch# 659836 DEEDWARR
06/18/2021 12:48:30 PM 5 pgs
Fees: $28.00 Taxes: $1,297.96
20210618-0082673

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: 063160B20700CO
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,

Calum Cruickshank and Holly Beth Jones,

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.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $350,800.00

AFFIANT

Subscribed and sworn to before me, this 14th day of June, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
1408 Aaronwood Dr
OLD HICKORY,TN 37138

Witness our hand(s) this 14 day of JUNE, 2021.

Calum Cruickshank

Calum Cruickshank

Holly Beth Jones

STATE OF TENNESSEE

COUNTY OF WILSON

On this 14 day of JUNE, 2021, before me personally appeared Calum Cruickshank and Holly Beth Jones, 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

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

Printed Name: S. NIXON PRESSLEY

Commission Expires:

01/26/2025

EXHIBIT A

MORE COMMONLY KNOWN AS: 1408 Aaronwood Drive, Old Hickory, TN 37138

TAX PARCEL ID/APN: 063160B20700CO

Land in Davidson County, Tennessee, being Lot No. 289 on the Plan of Hampton Park, a Planned Unit Development of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550 through 552, Corrected in Book 7462, Page 445 and Book 8110, Page 401 and amended in Book 8181, Page 112, 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 Sarah B. Cruickshank and Calum Cruickshank, wife and husband by Warranty deed from Curtis D. Haynes and Jennifer R. Haynes, husband and wife of record in Instrument No. 20160226-0018551 Register's Office for Davidson County, Tennessee, dated January 21, 2016 and recorded on February 26, 2016. (Value of consideration shown in aforementioned deed $209,900.00.)

Being the same property conveyed to Calum Cruickshank by Quitclaim deed from Calum Cruickshank, I, Sarah B. Cruickshank of record in Instrument No. 20170302-0020670 Register's Office for Davidson County, Tennessee, dated February 06, 2017 and recorded on March 02, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Calum Cruickshank , unmarried and Holly Beth Jones , unmarried by Quitclaim deed from Calum Cruickshank , unmarried of record in Instrument No. 20191125-0121548 Register's Office for Davidson County, Tennessee, dated November 05, 2019 and recorded on November 25, 2019. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1408 Aaronwood Drive Old Hickory, Tennessee 37138.

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

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