Karen Johnson Davidson County
Batch# 662369 DEEDWARR
06/23/2021 08:29:30 AM 5 pgs
Fees: $28.00 Taxes: $1,275.02
20210623-0084466

This instrument prepared by and (MAIL) instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 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: 13606006900

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,

Pamela Kay Pearre,

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 this 18th day of June, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Pamela Kay Pearre

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18th day of June, 2021, before me personally appeared Pamela Kay Pearre, 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 (or person's) free act and deed.

Notary Public

Printed Name: Tonika Robinson

Commission Expires:
07/03/2023

TONIKA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $344,600.00

AFFIANT

Subscribed and sworn to before me, this 18TH day of JUNE, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

277 CLEARLAKE WEST DR
NASHVILLE, TN 37217(DAVIDSON)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 277 Clearlake West Drive, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 13606006900

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Section Five, Priest Lake Park of record in Plat Book 4460, Page (s) 174 through 176, inclusive, 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 Pamela Kay Pearre by Warranty deed from Elite Home Renovations, LLC of record in Instrument No. 20130114-0004476 Register's Office for Davidson County, Tennessee, dated December 14, 2012 and recorded on January 14, 2013. (Value of consideration shown in aforementioned deed $158,000.00.)

Being the same property conveyed to Pamela Kay Pearre by Quitclaim deed from John Thomas Hill, Sr. of record in Instrument No. 20210505-0060317 Register's Office for Davidson County, Tennessee, dated March 20, 2021 and recorded on May 05, 2021. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 277 Clearlake West Drive Nashville, Tennessee 37217.

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