Karen Johnson Davidson County
Batch# 691662 DEEDWARR
08/06/2021 07:55:30 AM 5 pgs
Fees: $28.00 Taxes: $1,392.68
20210806-0105814

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: 13311006500

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,

Jose Molina and Wendy Judith Marin, husband and wife

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 _____ day of _____, 20_____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jose Molina

Wendy Judith Marin

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th day of July, 20 21, before me personally appeared Jose Molina / Wendy Judith Marin, 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: Pedro Medero

Commission Expires:

12-21-2024

PEDRO MEDERO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 480 Paragon Mills Road, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 13311006500

Land in Davidson County, Being Lot No. 6 on the plat of Valley View Meadows, Section 1, of record in Book 3500, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot NO. 6 fronts 80 feet on the Northwesterly margin of Paragon Mills Road and runs back between lines, 131.70 feet on the Southwesterly line and 131.53 feet on the Northeasterly line to a dead line on which it measures 89.05 feet.

Being the same property conveyed to Jose Molina and Jorge Molina by Warranty deed from Harold W. Wright, Sr and wife, Ruby S. Wright of record in Instrument No. 20010212-0013535 Register's Office for Davidson County, Tennessee, dated February 08, 2001 and recorded on February 12, 2001. (Value of consideration shown in aforementioned deed $125,000.00.)

Being the same property conveyed to Jose Molina and Wendy Judith Marin, husband and wife by Quitclaim deed from Jose Molina and Wendy Judith Marin, husband and wife, Jorge Molina, unmarried of record in Instrument No. 20140514-0041309 Register's Office for Davidson County, Tennessee, dated May 14, 2014 and recorded on May 14, 2014. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 480 Paragon Mills Road Nashville, Tennessee 37211.

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)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 376,400.00

AFFIANT

Subscribed and sworn to before me, this 30TH day of JULY, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

480 Paragon Mills Road, Nashville, TN 37211 (Davidson

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, 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 7/30/2021 (date of document).

Kayla Short

Affiant Signature

7/30/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 30TH day of AUGUST, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024