Karen Johnson Davidson County
Batch# 700551 DEEDWARR
08/18/2021 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20210818-0112056

Name and Address of New Owner:
Opendoor Property J LLC, a Delaware limited liability company
410 N. Scottsdale Rd, Ste. 1600
Tempe, AZ 85281

Send Tax Bills To:
Opendoor Property J LLC, a Delaware limited liability company
410 N. Scottsdale Rd, Ste. 1600
Tempe, AZ 85281

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 033 03 0B 037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Beverly L. Hamilton, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Opendoor Property J LLC, a Delaware limited liability company**"the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 80 on the plan of Dry Creek Farms, Section 2 of record in Instrument No. 20040421-0045040, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles G. Hamilton and Beverly L. Hamilton, husband and wife, by Special Warranty Deed from Buck Model Investments, LLC, a Delaware limited liability company, of record in Instrument No. 20071017-0123121, in the Register's Office of Davidson County, Tennessee, dated October 9, 2007 and recorded on October 17, 2007. ***The said Charles G. Hamilton is now being deceased on December 12, 2013 in Davidson County, Tennessee.***

This improved property known as 101 Trellis way, Goodlettsville TN 37072.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of August, 2021.

Beverly L. Hamilton (SEAL)
Beverly L. Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2021, before me personally appeared Beverly L. Hamilton, 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 17th day of August, 2021.

Notary Signature
My commission expires: 6.21.25

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $334,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of August, 2021.

Notary Public
My commission expires: 6.21.25
File No. 2021-3012

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on August 17, 2021 (date of document).

Affiant Signature

8-17-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of August, 2021.

Dana R Park

Notary Public

COMMISSION EXPIRES: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

(NOTARY SEAL)