Karen Johnson Davidson County
Batch# 711040 DEEDWARR
09/07/2021 02:23:30 PM 5 pgs
Fees: $28.00 Taxes: $1,146.26
20210907-0119707

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: 06308024800

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,

Regan Sheen and Braden Naumovski, a married couple

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 27th day of August, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Regan Sheen

Regan Sheen

Braden Naumovski

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of August, 2021, before me personally appeared Regan Sheen, Braden Naumovski, 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: Tammie Blakeney

Commission Expires:

My Commission Expires
March 13, 2022

TAMMIE BLAKENEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 309,800.00

AFFIANT

Subscribed and sworn to before me, this 27TH day of AUGUST, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

4018 Lafayette Avenue, Old Hickory, TN 37138 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4018 Lafayette Avenue, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 06308024800

Land in Davidson County, Tennessee, being Lot No. 7, Block B-1 on the Plan of Hadley Bend City of record in Plat Book 421, Page 120, 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 a portion of the same property conveyed to The Twin Team, LLC by Warranty deed from Jeanette Reams of record in Instrument No. 20160811-0083507 Register's Office for Davidson County, Tennessee, dated August 05, 2016 and recorded on August 11, 2016. (Value or consideration as shown in aforementioned deed $125,000.00.)

Being a portion of the same property conveyed to The Twin Team, LLC by Quitclaim deed from The Twin Team, LLC of record in Instrument No. 20160913-0096072 Register's Office for Davidson County, Tennessee, dated September 13, 2016 and recorded on September 13, 2016. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Regan Sheen, an unmarried woman, and Braden Naumovski, an unmarried man, as Tenants in Common with Right of Survivorship by Warranty deed from The Twin Team, LLC of record in Instrument No. 20200616-0061549 Register's Office for Davidson County, Tennessee, dated May 28, 2020 and recorded on June 16, 2020. (Value of consideration shown in aforementioned deed $250,000.00.) Being also known as 4018 Lafayette Avenue Old Hickory, Tennessee 37138.

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 8/27/2021 (date of document).

Kayla Short

Affiant Signature

8/27/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 27TH day of AUGUST, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

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