Karen Johnson Davidson County
Batch# 712912 DEEDWARR
09/10/2021 12:25:30 PM 5 pgs
Fees: $28.00 Taxes: $1,139.60
20210910-0121586

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 360470

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: 164160A03500CO
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,

UST, LLC, a South Carolina Limited Liability Company

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(s) this 30th day of AUGUST, 20 21.

UST, LLC, a South Carolina Limited Liability Company

Print Name: Brian Sigmon
Title: President

STATE OF ~~TENNESSEE~~ VIRGINIA

COUNTY OF ARLINGTON

On this 30th day of AUGUST, 20 21, before me personally appeared Brian Sigmon, 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

Printed Name: DAWN MARIE DAVIS

Commission Expires:

30 NOV 2021

DAWN MARIE DAVIS
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7037567
MY COMM. EXPIRES 11/30/2021
NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

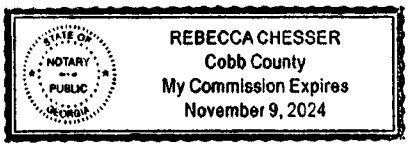
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 308,000.00

AFFIANT

Subscribed and sworn to before me, this 31ST day of AUGUST, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:
613 Big River Run, Antioch, TN 37013 (Davidson)

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Final Plat of Section Two, Meadow Woods of record in Plat at Instrument No. 20000309-0024168, 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 Jonica K. Cowan, Unmarried, and Valda S. Cowan Unmarried, Joint Tenants with right of Survivorship by Warranty deed from Jerry Butler Builders, LLC, of record in Instrument No. 20001109-0111670 Register's Office for Davidson County, Tennessee, dated November 03, 2000 and recorded on November 09, 2000. (Value of consideration shown in aforementioned deed $124,100.00.)

Being the same property conveyed to UST LLC, a South Carolina Limited Liability Company by Warranty deed from Jonica K. Cowan, unmarried, and Valda S. Cowan, a unmarried, Joint Tenants with right of survivorship of record in Instrument No. 20210806-0106549 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 06, 2021. (Value of consideration shown in aforementioned deed $210,000.00.) Being also known as 613 Big River Run Antioch, Tennessee 37013.

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 8/31/2021 (date of document).

Kayla Short

Affiant Signature

8/31/2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 31st day of August, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

