Karen Johnson Davidson County
Batch# 721645 DEEDWARR
09/22/2021 10:35:30 AM 5 pgs
Fees: $28.00 Taxes: $1,066.71
20210922-0127302

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 365587

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: 173090A78200CO
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,

John Browning Gilmore, unmarried

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 15 day of September, 2021.

John Browning Gilmore

STATE OF ~~TENNESSEE~~ RI Rhode Island

COUNTY OF Washington

On this 15 day of September, 2021, before me personally appeared John Browning Gilmore, 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

PAMELA M. ROSA
Notary Public - Rhode Island
Notary ID 60625
My Commission Expires Jun 20, 2023

Printed Name: Pamela M Rosa

Commission Expires:

6/20/2023

EXHIBIT A

MORE COMMONLY KNOWN AS: 3214 Dothan Lane, Nashville, TN 37211

TAX PARCEL ID/APN: 173090A78200CO

Land in Davidson County, Tennessee, being Lot No. 665 on the Plan of Lenox Village, Section Two of Phase Eight of record in Plat at Instrument No. 20070413-0044640, 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 John Browning Gilmore, unmarried by Warranty deed from Beverly M. Parham and Mitchell L. Parham also known as Mitchell Parham, wife and husband of record in Instrument No. 20140429-0035962 Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on April 29, 2014. (Value of consideration shown in aforementioned deed $164,900.00.) Being also known as 3214 Dothan Lane 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 $ 288,300.00

AFFIANT

Subscribed and sworn to before me, this 15 day of September, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
3214 Dothan Lane Nashville, TN 37211

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 September 15,2021 (date of document).

Kayla Short

Affiant Signature

09/15/2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 15 day of September, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

