Karen Johnson Davidson County
Batch# 735460 DEEDWARR
10/13/2021 09:46:30 AM 5 pgs
Fees: $28.00 Taxes: $1,300.92
20211013-0137464

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
Consideration: $351,600.00

Map parcel number: 058090A30800CO

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,

Offer Tennessee LLC, a Tennessee 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 this 3rd day of October, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____

Offer Tennessee LLC
By: Dylan Williams
Its: Manager

_____

STATE OF TN

COUNTY OF ~~Williamson~~ Davidson

Personally appeared before me, James J. Everett, a Notary Public in and for said County and State, Dylan Williams, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of October, 2021

_____

Notary Public

Printed Name: James J. Everett

My Commission Expires: 9/6/2022

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 351,600.00

AFFIANT

Subscribed and sworn to before me, this 4th day of October, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
2628 Jordan Ridge Drive,
Nashville, TN 37218 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2628 Jordan Ridge Drive, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 058090A30800CO

Land in Davidson County, Tennessee, being Lot No. 308 on the Plan of Jordan Ridge At Eaton's Creek Phase 11 "A Cluster Lot Planned Unit Development" Formerly Creekside Trials, of record in Plat at Instrument No. 20100126-0006479, 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 Shimshon Racine, single by Warranty deed from Isaiah Marshall and Rahab Marshall, husband and wife of record in Instrument No. 20190725-0073064 Register's Office for Davidson County, Tennessee, dated July 19, 2019 and recorded on July 25, 2019. (Value of consideration shown in aforementioned deed $265,000.00.) Being also known as 2628 Jordan Ridge Drive Nashville, Tennessee 37218.

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 October 4th, 2021 (date of document).

Kayla Short

Affiant Signature

10/04/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 4th day of October, 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