Karen Johnson Davidson County
Batch# 739630 DEEDWARR
10/19/2021 02:19:30 PM 5 pgs
Fees: $28.00 Taxes: $1,285.75
20211019-0140395

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: 149120B00400CO

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,

JP Investment Group 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 1 day of Oct, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JP Investment Group LLC, a Tennessee Limited Liability Company

Johnnie Poole II

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, Virgil Riley, a Notary Public in and for said County and State, Johnnie Poole II, 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 1st day of October, 20 21

Notary Public

Printed Name: Virgil Riley

My Commission Expires: 10-2-2023

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 347,500.00

AFFIANT

Subscribed and sworn to before me, this 4th day of October, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
1232 Twin Circle Drive,
Nashville, TN 37217 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1232 Twin Circle Drive, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 149120B00400CO

Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of Phase I, Forest Cove, of record in Plat Book 9700, Page (s) 754 and 755, 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 Ventura Garcia, married by Warranty deed from The Craig Company, a Tennessee corporation of record in Instrument No. 20020506-0055196 Register's Office for Davidson County, Tennessee, dated April 30, 2002 and recorded on May 06, 2002 and Re-recorded on April 17, 2003 in Instrument No. 20030417-0051482. (Value of consideration shown in aforementioned deed $140,000.00.)

Being the same property conveyed to JP Investment Group LLC, a Tennessee limited liability company by Warranty deed from Ventura Garcia and Isidora Garcia, husband and wife of record in Instrument No. 20210908-0120072 Register's Office for Davidson County, Tennessee, dated September 03, 2021 and recorded on September 08, 2021. (Value of consideration shown in aforementioned deed $265,000.00.) Being also known as 1232 Twin Circle Drive Nashville, Tennessee 37217.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

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 10/4/2021 (date of document).

Kayla Short

Affiant Signature

10/4/2021

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: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024