Karen Johnson Davidson County
Batch# 813262 DEEDWARR
03/01/2022 03:38:30 PM 5 pgs
Fees: $28.00 Taxes: $1,165.50
20220301-0023369

This instrument prepared by and (MAIL) instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Belinda M Privett and James H Privett
1345 Bell Road, Unit 209
Antioch, TN 37013

Name and address of new owner:
Belinda M Privett and James H Privett
1345 Bell Road Unit 209
Antioch, TN 37013

Map parcel number: 162120B03800CO

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,

Opendoor Property J LLC, a Delaware Limited Liability Company

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Belinda M Privett and James H Privett, wife and husband

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 16th day of February, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Opendoor Property J LLC, a Delaware limited liability company

By: Opendoor Labs Inc., as an authorized person

By: J. Norgord

Name: Jacob Norgord

Title: Auth Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Breana Snitker, a Notary Public in and for said County and State, Jacob Norgord, 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 16th day of February, 2022

Notary Public

Printed Name: Breana Snitker

My Commission Expires: 11-24-2024

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1345 Bell Road, Unit 209, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 162120B03800CO

Land in Davidson County, Tennessee, being Building 24-C on the plan of Villas at Belle Parke, Phase I, a horizontal property regime, of record in Instrument No. 20020913-0111601 and Master Deed of record in Instrument No. 20020911-110959, Register's Office for Davidson County, Tennessee, to which is hereby referenced for a more complete and accurate legal description.
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Being the same property conveyed to Daniel Eum and Heather Eum, husband and wife by Warranty deed from Iva Louise Talley, unmarried of record in Instrument No. 20180716-0068865 Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 16, 2018. (Value of consideration shown in aforementioned deed $194,949.00.)

Being the same property conveyed to Opendoor Property J LLC, a Delaware limited liability company by Warranty deed from Daniel Eum and Heather Eum, husband and wife of record in Instrument No. 20220204-0013234 Register's Office for Davidson County, Tennessee, dated January 25, 2022 and recorded on February 04, 2022. (Value of consideration shown in aforementioned deed $283,100.00.) Being also known as 1345 Bell Road 24-C Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $315,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 16th day of February, 2022.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

1345 Bell Road, Unit 209, Antioch, TN 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 02/16/2022 (date of document).

Kayla Short

Affiant Signature

02/16/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 16th day of February, 2022,

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