Karen Johnson Davidson County
Batch# 817395 DEEDWARR
03/08/2022 02:21:30 PM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20220308-0026514

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:
Colin James O'Grady
1505 Stratford Avenue
Nashville, TN 37216

Name and address of new owner:
Colin James O'Grady
1505 Stratford Avenue
Nashville, TN 37216

Map parcel number: 07204009800

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,

Colin James O'Grady, a single man

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 22nd 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 22nd 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: 1505 Stratford Avenue, Nashville, TN 37216

TAX PARCEL ID/APN (For informational purposes only): 07204009800

Land in Davidson County, Tennessee, being Lot No. 3, Block C on the Plan of Inglewood Golf Club of record in Plat Book 843, Page 65, 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 Kellye J. Rose, unmarried by Warranty deed from Rodney Sawyer and wife, Sandra Sawyer of record in Book 9352, page 722, Register's Office for Davidson County, Tennessee, dated May 16, 1994 and recorded on May 23, 1994. (Value or consideration shown in aforementioned deed $57,500.00.)

Being the same property conveyed to Kellye J. Uhles and husband William A. Uhles, as joint tenants with the right of survivorship by Quitclaim deed from Kellye J. Rose Uhles, married of record in Instrument No. 20090803-0072358 Register's Office for Davidson County, Tennessee, dated July 22, 2009 and recorded on August 03, 2009. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Kellye J. Uhles and husband, William A. Uhles, of record in Instrument No. 20210820-0112883 Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded on August 20, 2021. (Value of consideration shown in aforementioned deed $407,000.00.)

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)

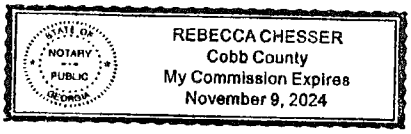
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $425,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 22nd day of February, 2022.

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



Property address:
1505 Stratford Avenue, Nashville, TN 37216

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 02/22/2022 (date of document).

Kayla Short
Affiant Signature

02/22/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 22nd day of February, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

