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

Karen Johnson Davidson County
Batch# 830165 DEEDWARR
03/29/2022 08:17:30 AM 5 pgs
Fees: $28.00 Taxes: $1,247.27
20220329-0035823

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: 043-16-0-160-00

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,

Deivys Hernandez a/k/a Deivys Hernandez Novo and Maidelin Beltran Plasencia a/k/a Maidelin Plasencia Beltran, husband and wife

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

Deivys Hernandez AKA Deivys Hernandez Novo

Deivys Hernandez a/k/a Deivys Hernandez Novo

Maidelin Beltran Plasencia a/k/a Maidelin Plasencia Beltran

Maidelin Beltran Plasencia a/k/a Maidelin Plasencia Beltran

STATE OF TENNESSEE

COUNTY OF Davidson

On this 3 day of March, 2022 before me personally appeared Deivys Hernandez aka Deivys Hernandez Novo and Maidelin Beltran Plasencia AKA Maidelin Plasencia Beltran 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 (or person's) free act and deed.

Susie J Ingram

Notary Public

Printed Name: Susie J Ingram

Commission Expires:

01/03/2023

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1036 Mallow Drive, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 043-16-0-160-00

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Revised Plan of Arrowhead Estates, Section 1 of record in Plat Book 4955, Page 27, 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 Deivys Hernandez and wife, Maidelin Beltran Plasencia by Warranty deed from Paula Mccord and husband, Jerald D. Mccord of record in Instrument No. 20131226-0129891 Register's Office for Davidson County, Tennessee, dated December 17, 2013 and recorded on December 26, 2013. (Value of consideration shown in aforementioned deed $61,000.00.) Being also known as 1036 Mallow Drive Madison, Tennessee 37115.

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 $ 337,100.00

AFFIANT

Subscribed and sworn to before me, this 3 day of MARCH, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
1036 MALLOW DRIVE
MADISON, TN 37115

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 03-03-2022 (date of document).

Kayla Short
Affiant Signature

03-03-2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 3 day of MARCH, 2022,

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