Karen Johnson Davidson County
Batch# 859128 DEEDWARR
05/19/2022 12:54:30 PM 5 pgs
Fees: $28.00 Taxes: $999.00
20220519-0058160

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:
David Todd Reynolds
1417 Pleasant Ridge Road
Antioch, TN 37013

Name and address of new owner:
David Todd Reynolds
1417 Pleasant Ridge Road
Antioch, TN 37013

Map parcel number: 163-16-0A-373-00

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,

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,

David Todd Reynolds, an unmarried 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 3rd day of May, 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 3rd day of May, 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: 1417 Pleasant Ridge Road, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 163-16-0A-373-00

Land in Davidson County being Unit No. 373 on the Final Plat of Phase 3-B, Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080812-0082993, Exhibit "A" to the Supplemental Declarations, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Lisa M. Judkins, unmarried by Warranty deed from Joseph S. Torrence, married of record in Instrument No. 20160513-0047697 Register's Office for Davidson County, Tennessee, dated May 11, 2016 and recorded on May 13, 2016. (Value of consideration shown in aforementioned deed $113,300.00.)

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Lisa M. Judkins, a single woman of record in Instrument No. 20220303-0024091 Register's Office for Davidson County, Tennessee, dated February 09, 2022 and recorded on March 03, 2022. (Value of consideration shown in aforementioned deed $221,000.00.) Being also known as 1417 Pleasant Ridge Road 373 Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 270,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 3rd day of May, 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:

1417 Pleasant Ridge Road, 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 05/03/2022 (date of document).

Kayla Short

Affiant Signature

05/03/2022

Date

State of Georgia

County of Guinnett

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

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

