Karen Johnson Davidson County
Batch# 887851 DEEDWARR
07/12/2022 01:16:30 PM 5 pgs
Fees: $28.00 Taxes: $1,483.70
20220712-0080129

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:
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: 064-16-0C-082-00CO

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,

Abiemwense Q. Uwaifo and Christian Ogbeide, married to each other

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 9th day of June, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Abiemwense Q Uwaifo

Abiemwense Q. Uwaifo

Christian Ogbeide

Christian Ogbeide

STATE OF Texas

COUNTY OF collin

On this 9th day of June, 20 22, before me personally appeared Christian Ogbeide Abiemwense Q Uwaifo, 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.

Turkessa Nannette Quick Notary Public, State of Texas

Notary Public

Printed Name: Turkessa Nannette Quick

Commission Expires:

04/16/2026

Turkessa Nannette Quick

ID NUMBER
131532233
COMMISSION EXPIRES
April 16, 2026

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 917 Bexhill Court South, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 064-16-0C-082-00CO

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Section Four, Wembley Downs, as of record in Plat Book 7900, Page 456, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Abiemwense Q. Uwaifo from Household Financial Center, Inc., dated February 5, 2004 and recorded February 26, 2004 in Instrument No. 20040226-0021889, Register's Office in Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $401,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 9th day of June, 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:

917 Bexhill Court South, Hermitage, TN 37076

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 06/09/2022 (date of document).

Kayla Short

Affiant Signature

06/09/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 9th day of June, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

STATE OF GEORGIA NOTARY PUBLIC