Karen Johnson Davidson County
Batch# 890856 DEEDWARR
07/19/2022 11:12:30 AM 5 pgs
Fees: $28.00 Taxes: $1,772.67
20220719-0082654

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: 141070B10700CO

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,

Jeffrey David Goddard and Maricel Goddard, 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 13th day of July, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeffrey David Goddard

Jeffrey David Goddard

Maricel Goddard

Maricel Goddard

STATE OF Virginia

COUNTY OF Hampton

On this 13th day of July, 2022, before me personally appeared ~~Maricel Goddard~~ Jeffrey David Goddard, 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.

Notary Public

Printed Name: Dalarrian Featherston

Commission Expires:

~~03/31/2025~~

Dalarrian Featherston

REGISTRATION NUMBER
7938299
COMMISSION EXPIRES
March 31, 2025

7938299

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 337 Roslyn Court, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 141070B10700CO

Land in Davidson County, Tennessee, being Lot No. 93 on the First Revision of Somerset Farms, Section Four, Phase 1, a Planned Unit Development, of record in Book 9700, page 157, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeffrey David Goddard, and Maricel Goddard, husband and wife by deed from Wesley E. Pryor and Linda Kaye Pryor, husband and wife, dated 10/30/2018, recorded 11/2/2018 in Instrument No. 20181102-0108809, 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 $479,100.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 13th day of July, 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:

337 Roslyn Court, Nashville, TN 37221

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 07/13/2022 (date of document).

Kayla Short

Affiant Signature

07/13/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 13th day of July, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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

202207190082654