Karen Johnson Davidson County
Batch# 891609 DEEDWARR
07/20/2022 12:49:30 PM 5 pgs
Fees: $28.00 Taxes: $535.02
20220720-0083187

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: 043-13-0A-057-00

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,

Sean R Wilson, an unmarried man

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 15th 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.

Sean R Wilson

Sean R Wilson

STATE OF Texas

COUNTY OF Tarrant

On this 15th day of July, 2022, before me personally appeared Sean R Wilson, 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, State of Texas

Notary Public

Printed Name: John D Clark

Commission Expires:

03/18/2024

John D Clark

ID NUMBER
132409179
COMMISSION EXPIRES
March 18, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 323 Forrest Park Road, Unit 5-9, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 043-13-0A-057-00

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

Being a certain condominium apartment situated in Davidson County, Tennessee, being known and designated as all of Apartment Unit No. 5-9, of Robin Hood Condominiums, created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Sean R. Wilson from AY Rentals, LLC, a Tennessee limited liability company, dated May 2, 2016 and recorded May 6, 2016 in Instrument No. 20160506-0045173, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 144,600.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 15th 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:

323 Forrest Park Road, Unit 5-9, 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 07/15/2022 (date of document).

Kayla Short

Affiant Signature

07/15/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 15th day of July, 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