Karen Johnson Davidson County
Batch# 892327 DEEDWARR
07/22/2022 08:29:30 AM 5 pgs
Fees: $28.00 Taxes: $1,363.45
20220722-0083839

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: 075 07 0 030.00

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,

**Tammy Tyler, a widow and surviving spouse of Steven Tyler, who left this life on August 17, 2020**

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 13 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.

Tammy Tyler

Tammy Tyler

STATE OF TENNESSEE

COUNTY OF Davidson

On this 13th day of July, 2022, before me personally appeared Tammy Tyler, 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.

Tanya Stafford

Notary Public

Printed Name: Tanya Stafford

Commission Expires:

2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 4432 Andrew Jackson Parkway, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 075 07 0 030.00

Being Lot No. 97 on the Plan of Tulip Grove S/D, Section II, of record in Plat Book 3700, page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Steven Tyler, a married man by quitclaim deed from Steven Tyler, a married man and his spouse Tammy L. Tyler, dated November 3, 2016 and recorded November 16, 2016 in Instrument No. 20161116-0121074, Register's Office for Davidson County, Tennessee.

Parcel No.: 075 07 0 030.00
Property address: 4432 Andrew Jackson Parkway, Hermitage, TN 37076

# AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $368,500.00

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: 4432 Andrew Jackson Parkway, 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 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: 10/26/24

Notary's Seal (if on paper)

