Karen Johnson Davidson County
Batch# 895088 DEEDWARR
07/27/2022 02:56:30 PM 5 pgs
Fees: $28.00 Taxes: $1,157.36
20220727-0085830

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: 050-02-0-089-00

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,

Anthony Anderson, a single 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 25 day of July, 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.

Anthony Anderson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25 day of July, 20 22, before me personally appeared Anthony Anderson, 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: KELLY BAER

Commission Expires:

09/08/2025

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3717 Willow Creek Road, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 050-02-0-089-00

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

Being Lot Nos. 2 and 3 on the plan of Final Plat, Willow Creek, Section Four, Davidson County Tennessee, of record in Plat Book 8250, Page 365, in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 2 fronts 75.00 feet on the westerly side of Willow Creek Road and runs back 121.38 feet on the south line and 121.48 feet on the north line to a liine upon which it measures 75.30 feet.

Said Lot No. 3 fronts 78.88 feet on the westerly side of Willow Creek Road and runs back 121.28 feet on the south line and 121.38 feet on the north line to a line upon which it measures 74.65 feet.

Being the same property conveyed to Anthony Anderson, unmarried man, from Robert Keese and Margaret Keese, as joint tenants, dated April 14, 2017 and recorded April 19, 2017 in Instrument No. 20170419-0038421, Register's Office for Davidson County, Tennessee.

Parcel No. 050-02-0-089.00-000

Address: 3717 Willow Creek Road, Nashville TN 37207

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $312,800.00

AFFIANT

Subscribed and sworn to before me, this 26TH day of JULY, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

3717 Willow Creek Road, Nashville, TN 37207 (Davidson)

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 7/26/22 (date of document).

Kayla Short

Affiant Signature

7/26/22

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 26TH day of JULY, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024