Karen Johnson Davidson County
Batch# 895226 DEEDWARR
07/28/2022 09:39:30 AM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20220728-0086027

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: 108-08-0-293-00

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,

Elizabeth R. Clarke, k/n/a Elizabeth R. Bell, a married woman

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 5th 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.

Elizabeth R Bell

Elizabeth R. Clarke, k/n/a Elizabeth R. Bell

STATE OF Florida

COUNTY OF Seminole County

Personally appeared before me, Xiomara J Giannelli, a Notary Public in and for said County and State, Florida Seminole County, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of July, 20 22

Notary Public

Printed Name: Xiomara J Giannelli

My Commission Expires: 07/21/2024

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH153
Expires on July 21, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3056 Reelfoot Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 108-08-0-293-00

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Reelfoot, Section 3, as of record in Plat Book 6250, pages 167 and 168, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Elizabeth R. Clarke, a single woman, by deed dated April 30, 2014, from Barbara F. Reed, unmarried, recorded on May 2, 2014 in Instrument No. 20140502-0037507, Register's Office for Davidson County, Tennessee.

Note, Elizabeth R. Clarke is now known as Elizabeth R. Bell

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 380,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 5th 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:

3056 Reelfoot Drive, Nashville, TN 37214

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 07/05/2022 (date of document).

Kayla Short

Affiant Signature

07/05/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 5th day of July, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

