Karen Johnson Davidson County
Batch# 904125 DEEDWARR
08/16/2022 12:14:30 PM 5 pgs
Fees: $28.00 Taxes: $1,622.08
20220816-0092794

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: 14706005300

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,

Esef Mulavdic, widower

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 August, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Esef Mulavdic

STATE OF TENNESSEE

COUNTY OF Davidson

On this 13 day of Aug, 2022, before me personally appeared Esef Mulavdic, 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.

LaTonya S Smith

Notary Public

Printed Name: LaTonya S. Smith

Commission Expires:

8/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

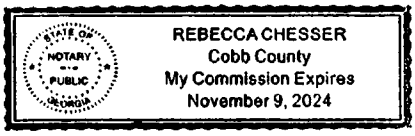
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $438,400.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 15th day of august, 2022.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:

258 Blackman Road, Nashville, TN 37211 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 258 Blackman Road, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 14706005300

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Caldwell Hall, Section 1, Revised, of record in Book 2900, pages 57, 58 and 59, 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 Mira Mulavdic and husband, Esef Mulavdic by Warranty Deed from Gary E. Borden and wife, Kitty B. Borden, dated June 15, 1999 and recorded June 18, 1999, in Book 11534, Page 354, Register's Office for Davidson County, Tennessee.

Parcel No.: 147 06 0 053.00
Property address: 258 Blackman Road, Nashville, TN 37211

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 8/15/22 (date of document).

Kayla Short
Affiant Signature

8/15/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 15th day of AUGUST, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

