Karen Johnson Davidson County
Batch# 905980 DEEDWARR
08/22/2022 10:29:30 AM 5 pgs
Fees: $28.00 Taxes: $1,308.69
20220822-0094362

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: 076-05-0-089-00

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,

Michelle Alexander Perkins f/k/a Michelle Alexander and O'Keefe Perkins ,wife and husband

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 22nd 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.

Michelle Alexander Perkins

Michelle Alexander Perkins f/k/a Michelle Alexander

O'Keefe Perkins

O'Keefe Perkins

STATE OF Virginia

COUNTY OF Richmond

On this 22nd day of July, 2022 _, before me personally appeared **Michelle Alexander Perkins f/k/a Michelle Alexander and O'Keefe Perkins**, 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.

Doris B. Owens

Notary Public

Printed Name: DORIS B OWENS

Commission Expires:

08/31/2024

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

DORIS B OWENS

REGISTRATION NUMBER
7860944
COMMISSION EXPIRES
August 31, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 645 Debbie Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 076-05-0-089-00

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

Land in Davidson County, Tennessee, being Lot No. 91, on the Plan of Hidden Hill, of record in Plat Book 4860, Page 43, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michelle Alexander, a single person, from Donnie Glen Allen and wife, Cathy Cousins Allen, dated November 8, 2002 and recorded November 14, 2002 in Instrument No. 20021114-0140977, Register's Office for Davidson County, Tennessee.

Parcel No. 076-05-0-089.00-000

Address: 645 Debbie Drive, Hermitage TN 37076

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

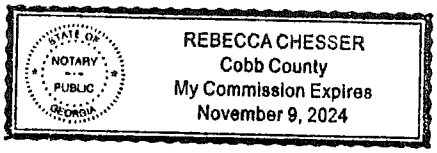
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 353,700.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 22nd day of July, 2022.

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



Property address:

645 Debbie Drive, 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 07/22/2022 (date of document).

Kayla Short

Affiant Signature

07/22/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 22nd 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