Karen Johnson Davidson County
Batch# 911275 DEEDWARR
09/01/2022 09:59:30 AM 5 pgs
Fees: $28.00 Taxes: $735.19
20220901-0098589

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 11 0 123.00

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,

Haley J. Pinson, joined by her husband James Matthew Pinson, who acquired title as Haley Pieczara, a single 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 31st day of August, 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.

Haley J. Pinson

Haley J. Pinson

James Matthew Pinson

James Matthew Pinson

STATE OF Texas

COUNTY OF Bell

On this 31st day of August, 20 22, before me personally appeared Haley J. Pinson and James Matthew Pinson, 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: Hugh Cross

Commission Expires: 09/10/2024

Hugh Cross

ID NUMBER
13266956-6
COMMISSION EXPIRES
September 10, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 681 Mercer Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 075 11 0 123.00

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

Land in Davidson County, Tennessee, being Lot No. 79A Zone Lot Division of Lots Nos. 74, 75, 76, 77, 78, 79, 80, 81, 82, 1, 2 and 3, Section One Meadows of Tulip Grove, of record in Book 5200, Page 612; amended in Book 6231, Page 154 and Book 6250, Page 304, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Haley Pieczara, a single woman, from Noreen C. Hubbeling, unmarried, dated November 30, 2018 and recorded December 3, 2018 in Instrument No. 20181203-0117836, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $198,700.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 31st day of August, 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:
681 Mercer 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 August 31st, 2022 (date of document).

Kayla Short

Affiant Signature

8/31/2022

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 31st day of August, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

