Karen Johnson Davidson County
Batch# 921318 DEEDWARR
09/26/2022 11:11:30 AM 5 pgs
Fees: $28.00 Taxes: $1,288.71
20220926-0106220

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: 096-15-0-046.00

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,

Brian Steppy, 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 19th day of September, 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.

Brian Steppy

Brian Steppy

STATE OF Virginia

COUNTY OF Loudoun

On this 19th day of September, 20 22, before me personally appeared Brian Steppy, 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: Gloria Asare

Commission Expires: 12/31/2024

Registration No: 7901547

~~Notarized online using~~ audio-video communication

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3121 Boulder Park Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 096-15-0-046.00

Being Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Hickory Bend Subdivision, Section 3, as of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 fronts 85.00 feet on the southeasterly side of Boulder Park Drive and runs back between parallel lines 185.00 feet to a dead line.

Being the same property conveyed to Brian Steppy, a single man by Warranty Deed from Dawn Sullivan, dated April 27, 2007 and recorded May 1, 2007 in Instrument No. 20070501-0051716, 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 $ 348,300.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 19th day of September, 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:

3121 Boulder Park 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 09/19/2022 (date of document).

Kayla Short

Affiant Signature

09/19/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 19th day of September, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

202209260106220