Karen Johnson Davidson County
Batch# 922769 DEEDWARR
09/28/2022 11:11:30 AM 5 pgs
Fees: $28.00 Taxes: $1,280.57
20220928-0107210

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: 163-07-0-A-020.00

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,

John H. Farmer, III and Jakell Farmer , husband and wife

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 28th 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.

John H. Farmer, III

John H. Farmer, III

Jakell Farmer

Jakell Farmer

STATE OF Texas

COUNTY OF Tarrant

On this 28th day of September, 20 22, before me personally appeared John H. Farmer, III and Jakell Farmer, 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.

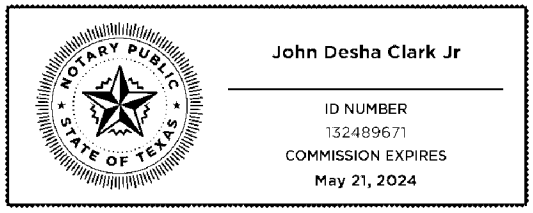
Notary Public

Printed Name: John Desha Clark Jr

Commission Expires:

05/21/2024

Notary Public, State of Texas



Notarized online using audio-video communication

EXHIBIT A

Legal Description

STREET ADDRESS: 1414 Eagle View Boulevard, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: 487409

TAX PARCEL ID/APN: 163-07-0-A-020.00

Land in Davidson County. Tennessee. being Lot No. 20 on the Final Plat of Ridgeview UDO, Phase One, as of record in Instrument No. 20080603-0056596. Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to John H. Farmer, III and Jakell Farmer, husband and wife, by Warranty deed from Parkside Builders, LLC, a Tennessee limited liability company, dated March 29, 2019 and recorded April 3, 2019 in Instrument No. 20190403-0030109, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

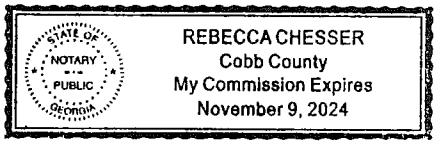
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 346,100.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 28th day of September, 20 22.

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



Property address:
1414 Eagle View Boulevard, Antioch, TN 37013

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 September 28, 2022 (date of document).

Kayla Short
Affiant Signature

9/28/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 28th day of September, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

