Karen Johnson Davidson County
Batch# 927183 DEEDWARR
10/10/2022 09:25:30 AM 5 pgs
Fees: $28.00 Taxes: $1,343.10
20221010-0110977

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: 02500017400

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,

Austin Guillemet Mackenzie Guillemet , 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 6 day of October, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Austin Guillemet

Mackenzie Guillemet

STATE OF TENNESSEE

COUNTY OF Sumner

On this 6 day of October, 2022, before me personally appeared Austin Guillemet/Mackenzie Guillemet, 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: Norman Kantrowitz

Commission Expires: 4.23.2024

NORMAN KANTROWITZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 401 Dry Creek Road, Goodlettsville, TN 37072

TAX PARCEL ID/APN (For informational purposes only): 02500017400

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

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat for Stockton Subdivision as of record in Book 6200, Page 840, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Austin Guillemet and Mackenzie Guillemet, husband and wife, from William R. Barnes and Catherine Barnes, husband and wife, dated September 20, 2019 and recorded September 23, 2019 in Instrument No. 20190923-0096129, 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 $ 363,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 6th day of October, 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:
401 DRY CREEK ROAD
GOODLETTSVILLE, TN 37072

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 10-06-2022 (date of document).

Kayla Short
Affiant Signature

10-06-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 6TH day of OCTOBER, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024