Karen Johnson Davidson County
Batch# 944081 DEEDWARR
11/22/2022 11:43:30 AM 5 pgs
Fees: $28.00 Taxes: $1,135.90
20221122-0123664

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:
KDP Real Estate LLC, a Tennessee limited liability company
923 Sugarcane Way
Clarksville, TN 37040

Name and address of new owner:
KDP Real Estate LLC, a Tennessee limited liability company
923 Sugarcane Way
Clarksville, TN 37040

Map parcel number: 05011017300

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,

Opendoor Property J LLC, a Delaware limited liability company,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

KDP Real Estate LLC, a Tennessee 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 21st day of November, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPENDOOR PROPERTY J LLC

By: _____
Name: Matthew Paz
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Zyrion Lee, a Notary Public in and for said County and State, Matthew Paz, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of November, 2022.

_____
Notary Public

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

Printed Name: Zyrion Lee

My Commission Expires: 01-15-2025

EXHIBIT A

Legal Description

STREET ADDRESS: 3632 Chesapeake Drive, Nashville, TN 37207

COUNTY: Davidson

CLIENT CODE: 494364

TAX PARCEL ID/APN: 05011017300

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Timberwood Estates, Section Four, of record in Book 6900, Page 228, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Opendoor Property J LLC by Warranty Deed from Bettye M. Bond, unmarried of record in Instrument No. 20220930-0107975 Register's Office for Davidson County, Tennessee, dated September 30, 2022 and recorded on September 30, 2022.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Real Property Records of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

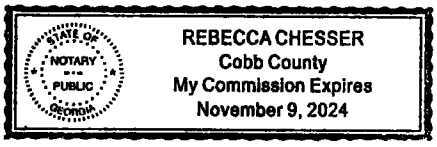
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $307,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 22nd day of November, 20 22.

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



Property address:
3632 Chesapeake Drive, Nashville, TN 37207

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 November 21, 2022 (date of document).

Kayla Short
Affiant Signature

11/22/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 22nd day of November, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

