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

Karen Johnson Davidson County
Batch# 984779 DEEDWARR
03/27/2023 12:55:30 PM 5 pgs
Fees: $28.00 Taxes: $843.23
20230327-0022094

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: 073 07 0 191.00

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,

**Jacob Arndt, 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 15th day of March, 20 23, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jacob Arndt

Jacob Arndt

STATE OF Texas

COUNTY OF Bell

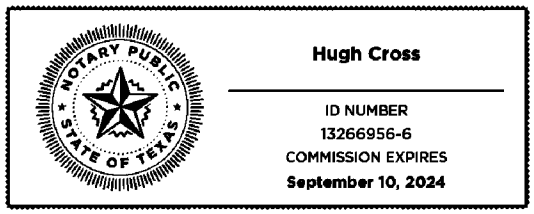
On this 15th day of March, 20 23, before me personally appeared Jacob Arndt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Hugh Cross

Commission Expires:

09/10/2024




Notarized online using audio-video communication

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 2417 Robbie Court, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 073 07 0 191.00

Land in Davidson County, Tennessee, being Lot No. 25-A on the Plan of Zone Lot Division of Lots 22 thru 26, 38 and 39 (Section 4)- 41, 42 and 43 (Section 3), Cabin Hill of record in Plat Book 6250, Page 523, 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 Jacob Arndt, a single man by Warranty deed from Richard C. Melanson, an unmarried man of record in Instrument No. 20200908-0102276 Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on September 08, 2020.

# AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $ 227,900.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 15th day of March, 2023.

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:
2417 ROBBIE COURT
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 03-15-2023 (date of document).

Kayla Short

Affiant Signature

03-15-2023

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 15th day of March, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

