Karen Johnson Davidson County
Batch# 985676 DEEDWARR
03/28/2023 01:50:30 PM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20230328-0022594

Recordation Requested By/Return to:
OS NATIONAL LLC
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30096
File No. 509360

This Instrument Prepared By:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
TEH KEE	TEH KEE	172-08-0A-039-00-CO
408 PAULSON COURT ANTIOCH, TN 37013	408 PAULSON COURT ANTIOCH, TN 37013	

This Deed executed this 23rd day of March 20 23, for good consideration of **THREE HUNDRED AND EIGHTY THOUSAND AND 0/100 DOLLARS ($380,000.00),** I (We) **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 410 N. SCOTTSDALE RD., SUITE 1600, TEMPE, AZ 85281, hereby bargain, deed, and convey to **TEH KEE, A SINGLE MAN** whose mailing address is 408 PAULSON COURT, ANTIOCH, TN 37013, the following described land in DAVIDSON County, City of Antioch, State of Tennessee to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section Two-B, Hunters Branch, of record in Plat Book 6900, Page 336, 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, a Delaware Limited Liability company by Warranty Deed from Todd E Hancock and Diane C Hancock, husband and wife of record in Instrument No. 20220831-0098230 Register's Office for Davidson County, Tennessee, dated August 28, 2022, and recorded on August 31, 2022.

APN: 172-08-0A-039-00-CO
Property Address: 408 PAULSON COURT, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

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.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

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 23rd day of March, 2023, 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: Karla Felix
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, Karla Felix, 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 23rd day of March, 2023.

_____
Notary Public

Printed Name: Zyrion Lee

My Commission Expires: 01-15-2025

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

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

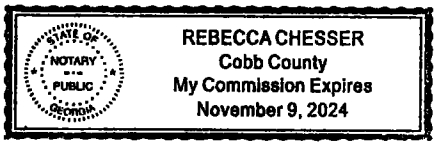
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $380,000.00

Kayla Hunt
AFFIANT

Subscribed and sworn to before me, this 24th day of March, 20 23.

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



Property address:
408 Paulson Court, 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 March 23, 2023 (date of document).

Kayla Short
Affiant Signature

3/24/2023
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 24th day of March, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

