**Recordation Requested By/Return to:**
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30096
File No. 510014

Karen Johnson Davidson County
Batch# 990728 DEEDWARR
04/11/2023 02:45:30 PM 5 pgs
Fees: $28.00 Taxes: $1,184.00
20230411-0026612

**This Instrument Prepared By:**
RYAN SMITH
o/b/o BC LAW FIRM, P.A.
409 SHADOW PKWY
CHATTANOOGA, TN 37421

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 |
|---|---|---|
| JERRY MILLER | JERRY MILLER | 148 08 0 127.00 |
| 4532 XAVIER DRIVE<br>ANTIOCH, TN 37013 | 4532 XAVIER DRIVE<br>ANTIOCH, TN 37013 | |

This Deed executed this 7TH day of March 2023, for good consideration of **THREE HUNDRED AND TWENTY THOUSAND AND 0/100 DOLLARS ($320,000.00),** 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 **JERRY MILLER, A SINGLE MAN** whose mailing address is 4532 XAVIER DRIVE, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

**Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Oakwood Terrace, Section 2 of record in Plat Book 4460, Page (s) 118 and 119, 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 Trinity River Bommarito Loyd and Samuel Alexander Loyd, married to each other, of record in Instrument No. 20220627-0073403, Register's Office for Davidson County, Tennessee, dated June 15, 2022, and recorded on June 27, 2022.**

APN: 148 08 0 127.00
Property Address: 4532 XAVIER DRIVE, 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 7th day of April, 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 7th day of April, 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 )

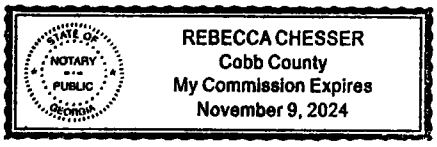
COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $320,000.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 10th day of April, 2023.

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




Property address:
4532 Xavier Drive, 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 April 7, 2023 (date of document).

Kayla Short
Affiant Signature

4/10/2023
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 10th day of April, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

