Karen Johnson Davidson County
Batch# 1134524 DEEDWARR
05/14/2024 10:45:30 AM 5 pgs
Fees: $28.00 Taxes: $1,235.43
20240514-0035475

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 85288

Name and address of new owner:
Opendoor Property J LLC, a Delaware limited liability company
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85288

Map parcel number: 14904001700

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,

Kelly Payne , an unmarried woman,

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 11th day of May, 20 24, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kelly Payne

Kelly Payne

STATE OF Virginia

COUNTY OF Williamsburg

On this 11th day of May, 20 24, before me personally appeared Kelly Renee Payne, 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: Sharon Dixon

Commission Expires:

04/30/2028



Notarized remotely online using communication technology via Proof.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 262 Bell Road, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 14904001700

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Edge-O-Lake Estates, Section II of record in Plat Book 3600, Page 72, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kelly Payne, unmarried by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20100607-0043899 Register's Office for Davidson County, Tennessee, dated June 02, 2010 and recorded on June 07, 2010.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 333,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF GA

COUNTY OF Gwinnett

Sworn to before me this 11th day of May, 20 24.

Notary Public
My Commission Expires:

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property Address:
262 Bell Road, Nashville, TN 37217

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, 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 5/11/2024 (date of document).

Affiant Signature

5/11/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 11th day of May, 20 24,

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