Karen Johnson Davidson County
Batch# 1141424 DEEDWARR
06/03/2024 09:11:30 AM 5 pgs
Fees: $28.00 Taxes: $1,610.24
20240603-0040816

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: 182150B03500CO

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,

Erica Bundy, a single 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 30th day of May, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Erica Bundy

STATE OF Florida

COUNTY OF Miami Dade

On this 30th day of May, 2024, before me personally appeared ~~Erica Bundy~~, 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.

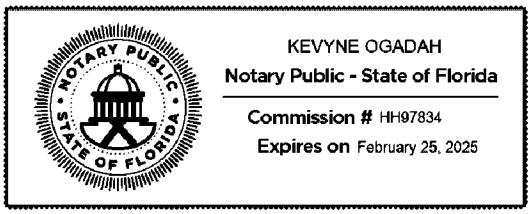
Kevyne Ogadah

Notary Public

Printed Name: Kevyne Ogadah

Commission Expires:

02/25/2025



Notarized remotely online using communication technology via Proof.

Acknowledged by Mrs. Erica Bundy on 5/30/2024 who provided a State of Tennessee Driver's License. Notarized online by Kevyne Ogadah residing in the State of Florida; County of Miami Dade. Commission # HH 97834. Commission expires: 2/25/2025.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2416 Prairie Hill Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 182150B03500CO

Land in Davidson County, Tennessee, being Lot No. 35, on the plan of Final Plat Clover Glen, Phase 1A, as shown on plat of record in Instrument 20180618-058128, Register's Office for Davidson County, reference to hereby made for a more complete description.

Being the same property conveyed to Natalie Pendley and spouse, Erica Bundy by Warranty Deed from Meritage Homes of Tennessee Inc., an Arizona Corporation of record in Instrument No. 20190724-0072807 Register's Office for Davidson County, Tennessee, dated July 19, 2019 and recorded on July 24, 2019.

Being the same property conveyed to Erica Bundy by Quitclaim Deed from Natalie Pendley of record in Instrument No. 20230523-0038813 Register's Office for Davidson County, Tennessee, dated May 03, 2023 and recorded on May 23, 2023.

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 $ 435,200.00 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 30th day of May, 20 24.

Notary Public
My Commission Expires:

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

Property Address: 2416 Prairie Hill Drive, Antioch, TN 37013

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 May 30,2024 (date of document).

Robynn Miller

Affiant Signature

May 30, 2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 30th 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