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# 1149055 DEEDWARR
06/20/2024 09:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,129.98
20240620-0046225

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: 165-13-0-003-00

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,

Erika Cook formerly known as Erika Saltos , a married woman, joined herein by her spouse, Kyle Cook

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 17th day of June, 20 24, having caused our names to be signed hereto on said day and date.

Erika Cook Date: 06/17/2024

Erika Cook formerly known as
Erika Saltos

Kyle Cook Date: 06/17/2024

Kyle Cook

STATE OF Florida

COUNTY OF Pinellas

On this 17th day of June, 20 24, before me personally appeared Kyle Cook Erika Cook, 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.

Scott Berman

Notary Public

Printed Name: Scott Berman

Commission Expires:

04/06/2028

SCOTT BERMAN
Notary Public - State of Florida
Commission # HH 494662
Expires on April 6, 2028

Notarized remotely online using communication technology via Proof.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4716 Greystone Street, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 165-13-0-003-00

Land in Davidson County, Tennessee, being all of Lot No. 10, on the Plan of Peppertree Forest, Section 1, Revised as of record in Plat Book 6900, Page (s) 973 through 975, inclusive, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Erika Saltos, a married woman by Warranty Deed from Martin Juarez, a single man of record in Instrument No. 20160128-0008085 Register's Office for Davidson County, Tennessee, dated January 26, 2016 and recorded on January 28, 2016.

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 $ 305,400.00 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 17th day of June, 2024.

Notary Public

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

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

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 6/17/2024 (date of document).

Robynn Miller

Affiant Signature

6/17/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 17 day of June, 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