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# 1152376 DEEDWARR
06/28/2024 11:15:30 AM 5 pgs
Fees: $28.00 Taxes: $993.08
20240628-0048689

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: 142-04-0A-147.00-CO

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,

Zachary D. Crandall, an unmarried person and David B. Crandall and Linda C. Crandall, husband and wife, tenants in common

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 24th day of June, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Zachary D. Crandall

Zachary D. Crandall

David B. Crandall

David B. Crandall

Linda C. Crandall

Linda C. Crandall

STATE OF Florida

COUNTY OF Duval

On this 24th day of June, 2024, before me personally appeared Zachary D., David B. and Linda C.Crandall, 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.

Lola Denise Strickland

Notary Public

Printed Name: Lola Denise Strickland

Commission Expires:

06/04/2025

LOLA DENISE STRICKLAND
Notary Public - State of Florida
Commission # HH137805
Expires on June 4, 2025

Notarized remotely online using communication technology via Proof.

Produced TN DRIVER LICENSE

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 214 Old Hickory Boulevard, Unit 147, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 142-04-0A-147.00-CO

Land in Davidson County, Tennessee, being Unit No. 147 on the Plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, Page 167, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of Record in Book 5438, Page 699, as amended in Book 6082, Page 866, Book 6896, Page 144, Book 7886, Page 939, Instrument Number 20020321-0034877 and Instrument Number 20090819-0078072, said Register's Office.

Being the same property conveyed to Amanda Lueking Nowlin, unmarried by Warranty Deed from Shaunda Sells, unmarried of record in Instrument No. 20181121-0114685 Register's Office for Davidson County, Tennessee, dated November 20, 2018 and recorded on November 21, 2018.

Being the same property conveyed to Zachary D. Crandall, an unmarried person and David B. Crandall and Linda C. Crandall, husband and wife, tenants in common by Warranty Deed from Amanda Lueking Nowlin, married of record in Instrument No. 20220729-0086798 Register's Office for Davidson County, Tennessee, dated July 27, 2022 and recorded on July 29, 2022.

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 $ 268,400.00 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 24th day of June, 20 24.

Notary Public
My Commission Expires:

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 6/24/2024 (date of document).

Robynn Miller

Affiant Signature

6/24/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 24 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