Karen Johnson Davidson County
Batch# 1167100 DEEDWARR
08/06/2024 03:59:30 PM 5 pgs
Fees: $28.00 Taxes: $893.18
20240806-0060040

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: 050110A10000CO

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,

Sinece Pratt , 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 5 day of August, 2024, having caused my name to be signed hereto on said day and date.

Sinece Pratt

Sinece Pratt

STATE OF TENNESSEE

COUNTY OF Davidson

On this 5 day of August, 2024, before me personally appeared Sinece Pratt, 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: Derek Truelove

Commission Expires:
1/5/28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3129 Lauren Evelyn Way, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 050110A10000CO

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Final Plat of Timberwood Cluster Lot Development of record in Plat at Instrument No. 20080211-0013669 through 20080211-0013671, 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 Verliria Head, an unmarried person by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation of record in Instrument No. 20081031-0108708 Register's Office for Davidson County, Tennessee, dated October 28, 2008 and recorded on October 31, 2008.

Verliria Head having since died intestate on or about August 8, 2016, leaving subject property to her only heirs at law, Sinece Pratt and Dominic Pratt. See Affidavit of heirship in Instrument No. 20170224-0018419, dated February 22, 2017, said Register's Office.

Being the same property conveyed to Sinece Pratt, an individual by Quitclaim Deed from Dominic Pratt, an individual of record in Instrument No. 20170612-0058650 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 12, 2017.

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 $ 241,400.00 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 5th day of August, 20 24.

Notary Public
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property address:
3129 Lauren Evelyn Way, Nashville, TN 37207

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 August 5, 2024 (date of document).

Robynn Miller

Affiant Signature

August 5, 2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 5th day of August, 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