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# 1168456 DEEDWARR
08/13/2024 11:08:30 AM 5 pgs
Fees: $28.00 Taxes: $1,809.30
20240813-0061133

Send tax bills to:
Haley C Fitzsimmons
548 Wolfeboro Lane
Nashville, TN 37221

Name and address of new owner:
Haley C Fitzsimmons
548 Wolfeboro Lane
Nashville, TN 37221

Map parcel number: 141050A31600CO

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,

Opendoor Property J LLC, a Delaware limited liability company,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Haley C Fitzsimmons, married,

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 29 day of JULY, 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.

OPENDOOR PROPERTY J LLC

By: _____
Name: Russell White
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Zyrion Lee, a Notary Public in and for said County and State, Russell White, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29 day of JULY, 20 24.

_____
Notary Public

Printed Name: Zyrion Lee

My Commission Expires: 01-15-2025

ZYRION LEE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 596733
Expires January 15, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 548 Wolfeboro Lane, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 141050A31600CO

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Final Plat, Avondale Park, Phase 2, Section 3B, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20110208-0011099, 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 Samuel Cody Tompkins and Rebecca S. Tompkins, husband and wife by Warranty Deed from Keith Nicholas Gussoni and Ashley Gussoni, husband and wife of record in Instrument No. 20200605-0057735 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 05, 2020.

Being the same property conveyed to Opendoor Property J LLC, a Delaware limited liability company by Warranty Deed from Samuel Cody Tompkins and Rebecca S. Tompkins, husband and wife of record in Instrument No. 20240502-0032392 Register's Office for Davidson County, Tennessee, dated April 30, 2024 and recorded on May 02, 2024.

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 $ $489,000.00 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 29 day of JULY, 20 24.

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 JULY 29 2024 (date of document).

Robynn Miller

Affiant Signature

JULY 29 2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 29 day of JULY, 2024,

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