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# 1175301 DEEDWARR
08/29/2024 11:32:30 AM 5 pgs
Fees: $28.00 Taxes: $1,267.99
20240829-0066476

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: 131050B34900CO

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,

Kim Mayes and Cannon R. Mayes, wife and husband,

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 22nd day of August, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kim Mayes

Kim Mayes

Cannon R. Mayes

Cannon R. Mayes

STATE OF Virginia

COUNTY OF Newport News

On this 22nd day of August, 2024, before me personally appeared Cannon R. Mayes and Kim Mayes, 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: Tiphany Griffith

Commission Expires:

02/29/2028

Registration # 7730964 My Commission Expires 2/29/2028

Tiphany Griffith

REGISTRATION NUMBER
7730964
COMMISSION EXPIRES
February 29, 2028

Notarized remotely online using communication technology via Proof.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 349 Summit Ridge Circle, Nashville, TN 37215

TAX PARCEL ID/APN (For informational purposes only): 131050B34900CO

Land in Davidson County, Tennessee, being Unit No. 349 as shown on the plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Register's office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Kim Mayes and Cannon R. Mayes, wife and husband by Warranty Deed from Helen B. Digby, unmarried of record in Instrument No. 20160321-0026748 Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 21, 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 $ 342,700.00 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 22nd day of August, 20 24.

Notary Public
My Commission Expires:

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

Property Address:
349 Summit Ridge Circle, Nashville, TN 37215

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 08/22/2024 (date of document).

Affiant Signature

08/22/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 22nd 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