Karen Johnson Davidson County
Batch# 1184583 DEEDWARR
09/23/2024 08:09:30 AM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20240923-0073262

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:
Maria Elena Arellano
6756 Ascot Drive
Antioch, TN 37013

Name and address of new owner:
Maria Elena Arellano
6756 Ascot Drive
Antioch, TN 37013

Map parcel number: 151090A29500CO

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,

Maria Elena Arellano, a single woman

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 18th day of September, 2024, 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 18th day of Sept, 2024.

_____

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: 6756 Ascot Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 151090A29500CO

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Final Plat of Phase Three Section Two, Long Hunter Chase of record in Plat at Instrument No. 20020926-0117442, 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 Elizabeth A. Hall, unmarried by Warranty Deed from NVR Inc, a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20040630-0077717 Register's Office for Davidson County, Tennessee, dated June 28, 2004 and recorded on June 30, 2004.

Being the same property conveyed to Elizabeth Tinker and John Randall Tinker, wife and husband as tenants by the entirety by Quitclaim Deed from Elizabeth Tinker, formerly known as Elizabeth A. Hall, a married woman of record in Instrument No. 20151117-0116332 Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on November 17, 2015.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty Deed from Elizabeth Tinker and John Randall Tinker, Wife and Husband of record in Instrument No. 20240620-0046217 Register's Office for Davidson County, Tennessee, dated June 13, 2024 and recorded on June 20, 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 $ 400,000.00 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 18th day of September, 20 24.

Notary Public
My Commission Expires:

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

Property Address:
6756 Ascot Drive, Antioch, TN 37013

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robyn 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 9/18/2024 (date of document).

Affiant Signature

9/18/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 18th day of September, 20 24,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

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