Karen Johnson Davidson County
Batch# 1213604 DEEDWARR
12/10/2024 08:15:30 AM 5 pgs
Fees: $28.00 Taxes: $1,202.13
20241210-0095617

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: 117-15-0A-001-00

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,

Katherine Brock AKA Katherine Marshall Brock, an unmarried 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 9th day of December, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Katherine Brock

Katherine Brock AKA Katherine Marshall Brock

STATE OF Florida

COUNTY OF Miami Dade

On this 9th day of December, 20 24, before me personally appeared Katherine Marshall Brock, 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.

Produced DRIVER LICENSE as Identification.

Notary Public Florida

Printed Name: Onix Miranda Castro

Commission Expires:

04/29/2026

ONIX MIRANDA CASTRO
Notary Public - State of Florida
Commission # HH 242865
Expires on April 29, 2026

Notarized remotely online using communication technology via Proof.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1900 Richard Jones Road, Unit X1, Nashville, TN 37215

TAX PARCEL ID/APN (For informational purposes only): 117-15-0A-001-00

Land in Davidson County, Tennessee, being Parcel 1, being Unit No. TH-A-1, on the plan of Green Hills Terrace Condominium Apartments, as shown on the plat of record in Plan Book 5200, Page 64, and further established by Master Deed of record in Book 5304, Page 702, as amended in Book 7841, Page 557 and Book 9830, Page 181, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description.

Being the same property conveyed to Katherine Marshall Brock, an unmarried woman by Warranty Deed from Michael Angarole and Karen Angarole, husband and wife of record in Instrument No. 20210602-0073699 Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 02, 2021.

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 $ 324,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Roberts
Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 9th day of December , 2024 .

NOTARY PUBLIC
My Commission Expires:

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address:
1900 Richard Jones Road, Unit X1, Nashville, TN 37215

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

I, Cyndi Van Campen, 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 12/09/2024 (date of document).

Affiant Signature

12/09/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 9th day of December, 2024,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

