Karen Johnson Davidson County
Batch# 1226631 DEEDWARR
01/15/2025 01:34:30 PM 5 pgs
Fees: $28.00 Taxes: $815.11
20250115-0003266

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: 163110B05100CO

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,

Rebecca A. Bronk, 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 11th day of January, 20 25, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rebecca A. Bronk

STATE OF Texas

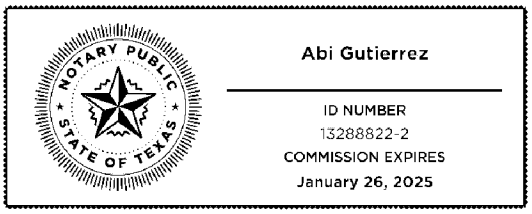
COUNTY OF Ellis

On this 11th day of January, 20 25, before me personally appeared Rebecca A. Bronk, 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.

Abi Gutierrez

Notary Public

Printed Name: Abi Gutierrez



Commission Expires:

01/26/2025

Electronically signed and notarized online using the Proof platform.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 304 Ash Forge Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 163110B05100CO

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of 2nd Revision, Section Four, Bell Forge Village of record in Plat Book 6250, Page 201, 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 Rebecca A. Bronk, a single woman by Warranty Deed from Sara E. Moore, a married woman of record in Instrument No. 20050921-0113662 Register's Office for Davidson County, Tennessee, dated September 16, 2005 and recorded on September 21, 2005.

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 $ 220,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Brown
Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 11th day of January , 20 25 .

NOTARY PUBLIC
My Commission Expires: 04/10/2027

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 304 Ash Forge Drive, Antioch, TN 37013

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 January 11, 2025 (date of document).

Affiant Signature

January 11, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 11th day of January, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

