Karen Johnson Davidson County
Batch# 1228834 DEEDWARR
01/22/2025 01:38:30 PM 6 pgs
Fees: $33.00 Taxes: $1,004.18
20250122-0005040

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

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 568364

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 163160C31700CO

WARRANTY DEED

This Deed executed this 22nd day of January 20 25, for good consideration of **Two Hundred Seventy-One Thousand Four Hundred and 00/100 Dollars ($271,400.00)**, I (We) **TRACEY LEE, SINGLE** whose mailing address is 2071 WIDGEON POINT, LEBANON, TN 37090, hereby bargain, deed, and convey to **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 410 N SCOTTSDALE RD, STE 1600, TEMPE, AZ 85288 the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to Tracey Lee, Single by Deed dated 11/22/2021 and recorded on 11/30/2021 as Instrument No., 20211130-0157635 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 163160C31700CO
Property Address: 2405 DANILYNN DRIVE, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

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.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

EXHIBIT A

Legal Description

STREET ADDRESS: 2405 Danilynn Drive, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: 568364

TAX PARCEL ID/APN: 163160C31700CO

Land in Davidson County, Tennessee, being Unit No. 317 of Phase 3-B of Matlock Townhomes, being Private Elements within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939; Instrument No. 20111228-0101458; Instrument No. 20170612-0058618, and Instrument No. 20200828-0098062 (which adds Phase 3-B, and depicts the above-referenced Units on Exhibit B thereto, being the Site Plan for Matlock Phase 3-B) and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Units as specified by said Master Deed and the amendments thereto, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tracey Lee, a single woman by Warranty Deed from Jones Construction, LLC of record in Instrument No. 20211130-0157635 Register's Office for Davidson County, Tennessee, dated November 22, 2021 and recorded on November 30, 2021.

Said property being the same property conveyed by Other from HOA to Supporting Docs, recorded , at Instrument No. , of the Real Property Records of Davidson County, Tennessee.

WITNESS the hands and seal of said Grantors this 22nd day of January, 20 25.

Tracey Lee

TRACEY LEE

STATE OF Virginia)
) SS.
COUNTY OF Roanoke City)

On this 22nd day of January, 20 25, before me personally appeared **TRACEY LEE** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

COMMONWEALTH OF VIRGINIA · N · ELECTRONIC NOTARY PUBLIC

Alexander Luis Marin

REGISTRATION NUMBER
7871785
COMMISSION EXPIRES
August 31, 2028

Alexander Luis Marin

Notary Public
My Commission Expires: 08/31/2028

Notarized remotely online using communication technology via Proof.

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 $ 271,400.00 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 22nd 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: 2405 Danilynn 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 22, 2025 (date of document).

Affiant Signature

January 22, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 22nd day of January, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027