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

Karen Johnson Davidson County
Batch# 1232102 DEEDWARR
01/30/2025 12:37:30 PM 5 pgs
Fees: $28.00 Taxes: $1,444.85
20250130-0007181

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 570690

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

Map parcel number: 150-16-0A-132.00 CO

WARRANTY DEED

This Deed executed this 27th day of January, 2025, for good consideration of **Three Hundred Ninety Thousand Five Hundred and 00/100 Dollars ($390,500.00)**, I (We) **WESLEY BROWN AND LYNETTE BROWN, HUSBAND AND WIFE** whose mailing address is 102 JEAN ALYNE DOTSON DR, LA VERGNE, TN 37086, 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 FRANKLIN County, to wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Final Plat of Windhaven Shores, Section Four of record in Instrument No. 20041222-0152517, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Wesley Brown and Lynette Brown, husband and wife by Warranty Deed from Timothy B. Fairburn and Rachel R. Fairburn, husband and wife of record in Instrument No. 20151202-0121347 Register's Office for Davidson County, Tennessee, dated November 25, 2015 and recorded on December 02, 2015.

APN: 150-16-0A-132.00 CO
Property Address: 3425 WHITESAIL COURT, 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]

WITNESS the hands and seal of said Grantors this 27th day of January, 2025.

Wesley Brown
WESLEY BROWN

Lynette Brown
LYNETTE BROWN

STATE OF Texas)
) SS.
COUNTY OF Hidalgo)

On this 27th day of January, 2025, before me personally appeared **WESLEY BROWN AND LYNETTE BROWN**, 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.

(Both Signers Verified ID with; Tennessee Driver's License)

(Seal)

NOTARY PUBLIC STATE OF TEXAS

Mayra Hinojosa

ID NUMBER
13285141-2
COMMISSION EXPIRES
January 5, 2029

Mayra Hinojosa
Notary Public
My Commission Expires: 01/05/2029

Electronically signed and notarized online using the Proof platform.

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 $ 390,500.00 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 27th 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: 3425 Whitesail Court, 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 27, 2025 (date of document).

Affiant Signature

January 27, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 27th 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