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

Karen Johnson Davidson County
Batch# 1232952 DEEDWARR
02/03/2025 11:51:30 AM 5 pgs
Fees: $28.00 Taxes: $765.53
20250203-0007955

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: 162160A06200CO

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,

Desire Church, 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 31st day of January, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Desire Church

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of January. 2025, before me personally appeared Desire Church. 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.

Gena R Capps

Notary Public

Printed Name: Gena R Capps

Commission Expires:

08-21-2027

GENA R CAPPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 17 Sycamore Court, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 162160A06200CO

Land in Davidson County, Tennessee, being Unit No. 17, Building 13, on the Plan of Addition to Section One, Phase One, Hickory Hollow Condominiums fka Mill Creek Club Condominium Townhouses, of record in Plat Book 4860, Page 11, amended in Book 5050, Page 103, Register's Office for said County, together with the Master Deed of record in Book 4887, Page 961; Book 5000, Page 607; Book 5101, Page 809, Book 10468, Page 653; Instrument No. 20040850-0094103; and Instrument No. 20050810-0094534, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evon Tsai by Warranty Deed from Nancy Vincent Baugh, married of record in Instrument No. 20180910-0089334 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 10, 2018.

Being the same property conveyed to Desire Church, an unmarried woman by Warranty Deed from Evon Tsai of record in Instrument No. 20230601-0041297 Register's Office for Davidson County, Tennessee, dated May 31, 2023 and recorded on June 01, 2023.

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 $ 206,900.00 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 31st day of January , 20 25 .

NOTARY PUBLIC
My Commission Expires: 04/10/2027

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address:

17 Sycamore 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 01/31/2025 (date of document).

Affiant Signature

01/31/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 31st day of January, 2025,

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