Send tax bills to:
OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY
410 N. SCOTTSDALE RD., SUITE 1600
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY
410 N. SCOTTSDALE RD., SUITE 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# 1246070 DEEDWARR
03/14/2025 08:51:30 AM 5 pgs
Fees: $28.00 Taxes: $1,325.71
20250314-0018684

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 573641

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

Map parcel number: 149030K01600CO

WARRANTY DEED

This Deed executed this 11th day of March 20 25, for good consideration of **Three Hundred Fifty-Eight Thousand Three Hundred and 00/100 Dollars ($358,300.00)**, I (We) **TAO SONG, MARRIED, HEREIN JOINED BY SPOUSE, JAMES FRANKLIN HAWKINS** whose mailing address is 60 BAKERS LANE, SEWANEE, TN 37375, hereby bargain, deed, and convey to **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 410 N. SCOTTSDALE RD., SUITE 1600, TEMPE, AZ 85288, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Unit No. 16 on the Final Specific Plan of Townview Lofts, as shown on Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions for Townview Lofts, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200828-0097970, and Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Townview Lofts, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211004-0133379, and First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Townview Lofts, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211221-0168735, 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 Tao Song, unmarried man by Warranty Deed from J Developments MT LLC, a Tennessee limited liability company of record in Instrument No. 20220518-0057668 Register's Office for Davidson County, Tennessee, dated May 10, 2022 and recorded on May 18, 2022.

APN: 149030K01600CO
Property Address: 2656 LAKEVILLA DRIVE UNIT 16, NASHVILLE, TN 37217
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 11th day of March, 2025.

Tao Song
TAO SONG

James Franklin Hawkins
JAMES FRANKLIN HAWKINS

STATE OF Florida)
) SS.
COUNTY OF Duval)

On this 11th day of March, 2025, before me personally appeared **TAO SONG AND JAMES FRANKLIN HAWKINS** 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. Driver License used for ID

(Seal)

Notary Public Ashley Postell
My Commission Expires: 11/11/2028

Notarized remotely online using communication technology via Proof.

ASHLEY POSTELL
Notary Public - State of Florida
Commission # HH 600539
Expires on November 11, 2028

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 $ 358,300.00 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 March , 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: 2656 Lakevilla Drive, Unit 16, Nashville, TN 37217

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 March 11, 2025 (date of document).

Affiant Signature

March 11, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 11th day of March, 2025,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

