Karen Johnson Davidson County
Batch# 1252171 DEEDWARR
03/26/2025 08:17:30 AM 5 pgs
Fees: $28.00 Taxes: $1,583.60
20250326-0022487

Send tax bills to:
ZAKARIA ZAKI
3425 WHITESAIL COURT
ANTIOCH, TN 37013

Name and address of new owner:
ZAKARIA ZAKI
3425 WHITESAIL COURT
ANTIOCH, TN 37013

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. 576631

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

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,

OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

ZAKARIA ZAKI, UNMARRIED,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

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 20 day of MARCH, 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.

OPENDOOR PROPERTY J LLC

By: _____
Name: Sarah Scotia
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Mariah Howell, a Notary Public in and for said County and State, Sarah Scotia, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20 day of MARCH, 20 25.

_____
Notary Public

Printed Name: Mariah Howell

My Commission Expires: 08-01-2027

MARIAH HOWELL
Notary Public - Arizona
Maricopa County
Commission # 651802
My Comm. Expires Aug 1, 2027

EXHIBIT "A"
Legal Description

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 Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty Deed from Wesley Brown and Lynette Brown, husband and wife of record in Instrument No. 20250130-0007181 Register's Office for Davidson County, Tennessee, dated January 27, 2025 and recorded on January 30, 2025.

TAX PARCEL ID/APN (For informational purposes only): 150160A13200CO

MORE COMMONLY KNOWN AS: 3425 WHITESAIL COURT, ANTIOCH, TN 37013

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 $ $428,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 20 day of MARCH , 20 25 .

NOTARY PUBLIC
My Commission Expires: 04/10/2027

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 MARCH 20 2025 (date of document).

Affiant Signature

MARCH 20 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 20 day of MARCH, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

