Send tax bills to:
JAY FAIR, JULIE FAIR AND KENDRA FAIR
349 SUMMIT RIDGE CIRCLE
NASHVILLE, TN 37215

Name and address of new owner:
JAY FAIR, JULIE FAIR AND KENDRA FAIR
349 SUMMIT RIDGE CIRCLE
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1269314 DEEDWARR
05/06/2025 02:07:30 PM 5 pgs
Fees: $28.00 Taxes: $1,232.10
20250506-0035393

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. 579670

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

Map parcel number: 131-05-0B-349.00-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,

JAY FAIR AND JULIE FAIR, HUSBAND AND WIFE, AND KENDRA FAIR, SINGLE, AS TENANTS IN COMMON,

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 2 day of MAY, 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: Anissa Cienfuegos-Ruiz
Title: **Authorized Signatory**

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Logan Roy Wagner, a Notary Public in and for said County and State, Anissa Cienfuegos-Ruiz, 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 2 day of MAY, 20 25.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2025

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Unit No. 349 as shown on the plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Register's office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Opendoor Property J LLC, a Delaware limited company by Warranty Deed from Kim Mayes and Cannon R. Mayes, wife and husband of record in Instrument No. 20240829-0066476 Register's Office for Davidson County, Tennessee, dated August 22, 2024 and recorded on August 29, 2024.

TAX PARCEL ID/APN (For informational purposes only): 131-05-0B-349.00-CO

MORE COMMONLY KNOWN AS: 349 SUMMIT RIDGE CIRCLE, NASHVILLE, TN 37215

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 $ $333,000.00 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 2 day of MAY , 2025 .

NOTARY PUBLIC
My Commission Expires: 04/10/2027

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 349 Summit Ridge Circle, Nashville, TN 37215

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 MAY 2 2025 (date of document).

Affiant Signature

MAY 2 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 2 day of MAY, 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