Send tax bills to:
CHRISTOPHER SEXTON
304 ASH FORGE DRIVE
ANTIOCH, TN 37013

Karen Johnson Davidson County
Batch# 1295748 DEEDWARR
07/10/2025 11:34:30 AM 5 pgs
Fees: $28.00 Taxes: $851.00
20250710-0054339

Name and address of new owner:
CHRISTOPHER SEXTON
304 ASH FORGE DRIVE
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. 586726

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

Map parcel number: 163-11-0B-051.00-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, **CHRISTOPHER SEXTON, SINGLE,** 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 7 day of JULY, 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 7 day of JULY, 20 25.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2025

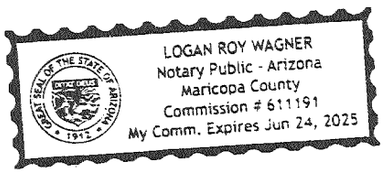


EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of 2nd Revision, Section Four, Bell Forge Village of record in Plat Book 6250, Page 201, 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 Opendoor Property J LLC, a Delaware limited liability company by Warranty Deed from Rebecca A. Bronk, a single woman of record in Instrument No. 20250115-0003266 Register's Office for Davidson County, Tennessee, dated January 11, 2025 and recorded on January 15, 2025.

TAX PARCEL ID/APN (For informational purposes only): 163-11-0B-051.00-CO
MORE COMMONLY KNOWN AS: 304 ASH FORGE DRIVE, 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 $ $230,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Bolden

Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 7 day of JULY , 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: 304 Ash Forge Drive, 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 JULY 7 2025 (date of document).

Affiant Signature

JULY 7 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 7 day of JULY, 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