Send tax bills to:
KRISTIN R. LELEWER
7605 ROLLING RIVER PARKWAY
NASHVILLE, TN 37221

Name and address of new owner:
KRISTIN R. LELEWER
7605 ROLLING RIVER PARKWAY
NASHVILLE, TN 37221

Karen Johnson Davidson County
Batch# 1318925 DEEDWARR
09/05/2025 10:42:30 AM 5 pgs
Fees: $28.00 Taxes: $1,757.50
20250905-0071030

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. 592355

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

Map parcel number: 141110A02800CO

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, **KRISTIN R. LELEWER, 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 4 day of SEPTEMBER, 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: Aimee Frayre
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Nancy Tcherneshoff, a Notary Public in and for said County and State, Aimee Frayre, 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 4 day of SEPTEMBER, 20 25.

_____
Notary Public

Printed Name: Nancy Tcherneshoff

My Commission Expires: 03-15-2029

NANCY TCHERNESHOFF
Notary Public - Arizona
Maricopa County
Commission # 681613
My Comm. Expires Mar 15, 2029

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 341 on the Plan of Rolling River Estates, Phase IV of record in Plat Book 5200, Page 184, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Gretchen A. Logan and husband, William P. Logan by Warranty Deed from Ngoc Ha and wife, My Hong Ha of record in Instrument No. 20041118-0138402 Register's Office for Davidson County, Tennessee, dated November 05, 2004 and recorded on November 18, 2004.

Being the same property conveyed to Ms Gretchen Logan by Quitclaim Deed from Mr. William Logan of record in Instrument No. 20240124-0004673 Register's Office for Davidson County, Tennessee, dated December 21, 2023 and recorded on January 24, 2024.

Being the same property conveyed to Opendoor Property J LLC, a Delaware limited liability company by Warranty Deed from Gretchen Logan, an unmarried Person of record in Instrument No. 20240806-0059909 Register's Office for Davidson County, Tennessee, dated August 05, 2024 and recorded on August 06, 2024.

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 $ 475,000 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 4 day of SEPTEMBER , 20 25 .

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address:

7605 Rolling River Parkway, Nashville, TN 37221 (Davidson)

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 09/04/2025 (date of document).

Affiant Signature

09/04/2025

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 4 day of SEPTEMBER, 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