Send tax bills to:
MAURICE SPURGEON AND EMERALD SPURGEON
17 SYCAMORE COURT
ANTIOCH, TN 37013

Name and address of new owner:
MAURICE SPURGEON AND EMERALD SPURGEON
17 SYCAMORE 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

Karen Johnson Davidson County
Batch# 1322758 DEEDWARR
09/16/2025 09:34:30 AM 5 pgs
Fees: $28.00 Taxes: $847.30
20250916-0073741

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 600, BUILDING 700
DULUTH, GA 30096
File No. 592875

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

Map parcel number: 162160A06200CO

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,

MAURICE SPURGEON AND EMERALD SPURGEON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,

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.

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Unit No. 17, Building 13, on the Plan of Addition to Section One, Phase One, Hickory Hollow Condominiums fka Mill Creek Club Condominium Townhouses, of record in Plat Book 4860, Page 11, amended in Book 5050, Page 103, Register's Office for said County, together with the Master Deed of record in Book 4887, Page 961; Book 5000, Page 607; Book 5101, Page 809, Book 10468, Page 653; Instrument No. 20040805-0094103; and Instrument No. 20050810-0094534, said Register's Office, to which plan reference is hereby 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 Desire Church, an unmarried woman of record in Instrument No. 20250203-0007955 Register's Office for Davidson County, Tennessee, dated January 31, 2025 and recorded on February 03, 2025.

TAX PARCEL ID/APN (For informational purposes only): 162160A06200CO
MORE COMMONLY KNOWN AS: 17 SYCAMORE COURT, ANTIOCH, TN 37013

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 5th 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 5th 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

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 $ $229,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Roberts

Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 5 day of SEPTEMBER , 20 25 .

NOTARY PUBLIC

My Commission Expires:

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

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 9/5/2025 (date of document).

Affiant Signature

9/5/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 5th day of September, 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