Karen Johnson Davidson County
Batch# 1415756 DEEDWARR
05/05/2026 01:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,172.90
20260505-0040469

Send tax bills to:
SHINE MIAR AND NAOMI ICKNOR
2656 LAKEVILLA DRIVE UNIT 16
NASHVILLE, TN 37217

Name and address of new owner:
SHINE MIAR AND NAOMI ICKNOR,
2656 LAKEVILLA DRIVE UNIT 16
NASHVILLE, TN 37217

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 230 BUILDING 700
DULUTH, GA 30096
File No. 614314

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

Map parcel number: 149030K01600CO

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,

SHINE MIAR, UNMARRIED AND NAOMI TICKNOR, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

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 20th day of April, 20 26, 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: Brianna Bourne
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, Brianna Bourne, 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 20th day of April, 2026.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2029

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 685238
My Comm. Expires Jun 24, 2029

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Unit No. 16 on the Final Specific Plan of Townview Lofts, as shown on Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions for Townview Lofts, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200828-0097970, and Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Townview Lofts, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211004-0133379, and First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Townview Lofts, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211221-0168735, 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 Tao Song, Married, Herein Joined By Spouse, James Franklin Hawkins of record in Instrument No. 20250314-0018684 Register's Office for Davidson County, Tennessee, dated March 11, 2025 and recorded on March 14, 2025.

TAX PARCEL ID/APN (For informational purposes only): 149030K01600CO
MORE COMMONLY KNOWN AS: 2656 LAKEVILLA DRIVE UNIT 16, NASHVILLE, TN 37217

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 $ 317,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Van Campen

Signature of Affiant

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 20th day of April , 2026.

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2028

Property address:

2656 Lakevilla Drive, Unit 16, Nashville, TN 37217

Tennessee Certification of Electronic Document

I, Cynthia Brown, 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 04/20/2026 (date of document).

Cynthia Brown
Affiant Signature

04/20/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 20th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL

