Karen Johnson Davidson County
Batch# 1437657 DEEDWARR
06/24/2026 01:44:30 PM 5 pgs
Fees: $28.00 Taxes: $1,561.40
20260624-0057070

Send tax bills to:
NOLBERTO ALONSO SARACAY
6300 PADDINGTON WAY
ANTIOCH, TN 37013

Name and address of new owner:
NOLBERTO SARACAY
AND YOMARA CISNEROS SARACAY
6300 PADDINGTON WAY
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 230 BUILDING 700
DULUTH, GA 30096
File No. 623051

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

Map parcel number: 151090A05500CO

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,

NOLBERTO SARACAY AND YOMARA CISNEROS SARACAY, 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

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 18 day of JUNE, 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: Brianna Bourne
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 18 day of JUNE, 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

Situated in the County of Davidson, State of Tennessee:

Being Lot No. 55, on the Plan of Phase 1, Section 1, Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, page 829 through 831 inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same Property conveyed from LEWIS W. STARK, MARRIED, HEREIN JOINED BY SPOUSE, JESSICA GLEASON, to OPENDOOR PROPERTY J, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20260506-0040731, Recorded on 05/06/2026, in the Register's Office for DAVIDSON County Records.

TAX PARCEL ID/APN (For informational purposes only): 151090A05500CO
MORE COMMONLY KNOWN AS: 6300 PADDINGTON WAY, 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 $ 422,000 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 18 day of JUNE , 20 26 .

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

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

Property address:

6300 Paddington Way, Antioch, TN 37013 (Davidson)

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 06/18/2026 (date of document).

Cynthia Brown
Affiant Signature

06/18/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 18 day of JUNE, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

