Karen Johnson Davidson County
Batch# 1452592 DEEDWARR
07/29/2026 04:11:30 PM 5 pgs
Fees: $28.00 Taxes: $1,246.90
20260729-0069916

Send tax bills to:
LORENA DOMINGUEZ SANCHEZ AND ELIU PEREZ BLAS
221 STERRY COURT
ANTIOCH, TN 37013

Name and address of new owner:
LORENA DOMINGUEZ SANCHEZ AND ELIU PEREZ BLAS
221 STERRY COURT
ANTIOCH, TN 37013

This instrument prepared by:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 626714

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

Map parcel number: 162-06-0-091-00

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, **LORENA DOMINGUEZ SANCHEZ AND ELIU PEREZ BLAS, HUSBAND AND WIFE, 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 28 day of JULY, 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 28 day of JULY, 20 26.

_____
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:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Fair Oaks Subdivision, as shown of record in Book 4175, Page 42 and 43, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Tract 2:

Land in Davidson County, Tennessee, being a portion of Lot No. 20 on the plan of Fair Oaks Subdivision, as shown of record in Book 4127, Page 42 and 43, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Southerly right of way of Sterry Court, said point being in the Northwesterly corner of Lot No. 21 of Fair Oaks Subdivision as shown of record in Book 4175, page 42, said Register's Office, at a corner common with the Northwesterly corner of Lot 20 of said subdivision (now or formerly owned by Harold G. Briggs et ux, as of record in Book 8228, page 486, said Register's Office); thence, leaving the said Sterry County right-of-way with the line between Lots 20 and 21, South 39 degrees 03 minutes 02 seconds West, 118.42 feet to a point, said point being the rear common corner of said lots 20 and 21; thence, severing and crossing Lot 20, North 33 degrees 16 minutes 37 seconds East, 119.26 feet to a point in the Southerly right-of-way of Sterry Court; thence, with the Southerly right of way of Sterry Court with a curve to the left having an arc distance of 12.00 feet, said curve having a radius of 450.86 feet, a chord direction of South 49 degrees 49 minutes 51 seconds East and a chord length of 12.00 feet, to the point of beginning, containing 710.04 square feet or 0.02 acres, more or less.

Being the same Property conveyed from PEDRO S. GOMEZ, SINGLE, to OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20260428-0037368, Recorded on 04/28/2026, in the Register's Office for DAVIDSON County Records.

TAX PARCEL ID/APN (For informational purposes only): 162-06-0-091-00
MORE COMMONLY KNOWN AS: 221 STERRY COURT, 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 $ 337,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

L Palladin
Signature of Affiant

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 28 day of JULY , 20 26.

NOTARY PUBLIC
My Commission Expires: 9.21.29

OFFICIAL SEAL
Alesia Davis
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires September 21, 2029

Property address:

221 Sterry Court, Antioch, TN 37013 (Davidson)

Tennessee Certification of Electronic Document

I, Chloe Palladino, 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 07/28/2026 (date of document).

CPalladino
Affiant Signature

07/28/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 28 day of JULY, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

