Karen Johnson Davidson County
Batch# 688112 DEEDWARR
07/30/2021 04:03:30 PM 5 pgs
Fees: $28.00 Taxes: $1,065.97
20210730-0103170

This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Opendoor Property J LLC, a Delaware Limited Liability Company
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

Name and address of new owner:
Opendoor Property J LLC, a Delaware Limited Liability Company
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85281

Map parcel number: 06113002200

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

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,

Sandy A McClain, unmarried

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Opendoor Property J LLC, a Delaware Limited Liability Company,

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 27 day of July, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sandy A. McClain

Sandy A McClain

STATE OF TENNESSEE

COUNTY OF Williamson

On this 27 day of July, 2021, before me personally appeared Sandy A McClain, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

LaTonya S Smith

Notary Public

Printed Name: LATONYA S SMITH

Commission Expires:

8/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $288,100.00

AFFIANT

Subscribed and sworn to before me, this 27TH day of JULY, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
2614 Bethwood Drive, Nashville, TN 37207 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2614 Bethwood Drive, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 06113002200

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Subdivision recorded plat of Shepardwood Subdivision, Section 2 of record in Plat Book 4460, Page 66, 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 William R. McClain and wife, Thelma J. McClain by Warranty deed from Carla A. Hills, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 4980, page 357, Register's Office for Davidson County, Tennessee, dated November 21, 1975 and recorded on December 17, 1975. (Value or consideration shown in aforementioned deed $19,500.00.)

Being the same property conveyed to William R. McClain and wife, Mary E. McClain by Quitclaim deed from William R. McClain, married of record in Instrument No. 20020807-0095233 Register's Office for Davidson County, Tennessee, dated July 26, 2002 and recorded on August 07, 2002. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Sandy A. McClain and Mary E. McClain, tenants in common with the right of survivorship by Quitclaim deed from William R. McClain and Mary E. McClain of record in Instrument No. 20141124-0108344 Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on November 24, 2014. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Sandy A. McClain by Quitclaim deed from Mary E. McClain of record in Instrument No. 20160412-0034935 Register's Office for Davidson County, Tennessee, dated April 11, 2016 and recorded on April 12, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2614 Bethwood Drive Nashville, Tennessee 37207.

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, 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 7/27/2021 (date of document).

Kayla Short
Affiant Signature

7/27/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 27TH day of JULY, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

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