Karen Johnson Davidson County
Batch# 688322 DEEDWARR
08/02/2021 11:35:30 AM 5 pgs
Fees: $28.00 Taxes: $1,149.22
20210802-0103463

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 C LLC, a Delaware Limited Liability Company
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

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

Map parcel number: 04112002800

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,

Riley V Canada II, a married man, joined by his spouse Jessica Canada

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

Opendoor Property C 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 29th day of June, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Riley V Canada II

Riley V Canada II

Jessica Canada

Jessica Canada

STATE OF ~~TENNESSEE~~ GA

COUNTY OF Cobb

On this 29th day of June, 2021, before me personally appeared Riley V. Canada II + Jessica Canada, 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.

K. E.

Notary Public

Printed Name: Kimberly Ellis

K ELLIS
Notary Public - State of Georgia
Cobb County
My Comm. Expires Apr. 15, 2023

Commission Expires:

4-15-2023

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 310,600.00

AFFIANT

Subscribed and sworn to before me, this 30TH day of JUNE, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address: 4009 OXBOW DR
NASHVILLE,TN 37207

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4009 Oxbow Drive, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 04112002800

Land in Davidson County, Tennessee, being Lot No. 23, on the Plan of Section 1, Bellshire Estates, of record in Plat Book 2133, Page 124 and 125, Register's Office of Davidson County.

Said Lot No. 23 fronts 198.6 feet on the Northeasterly side of Oxbow Drive and runs back 187.1 feet on the Northeasterly line and 247 feet on the Southeasterly line to deed line in the rear on which it measures 178 feet.

Being the same property conveyed to Riley V. Canada and wife, Billie J. Canada, by Deed from Donald Guinn and wife, Marjorie Guinn, of record in Book 2734, Page 315, Register's Office of Davidson County, dated January 10, 1958.

Said Riley V. Canada became deceased, vesting Billie J. Canada as surviving tenant.

Being the same property conveyed to Riley V. Canada II by Quitclaim Deed from Billie J. Canada of record in Instrument No. 20070319-0032864 Register's Office for Davidson County, Tennessee, dated March 19, 2007 and recorded on March 19, 2007.

Being also known as 4009 Oxbow 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 June 29, 2021 (date of document).

Kayla Short
Affiant Signature

6/29/2021
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 29 day of June, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

