Karen Johnson Davidson County
Batch# 701274 DEEDWARR
08/19/2021 11:40:30 AM 5 pgs
Fees: $28.00 Taxes: $1,008.25
20210819-0112410

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: 15001023100

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,

Laportia James a/k/a LaPortia Ebanks, a married woman

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 16th day of August, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

LaPortia James AKA LaPortia Ebanks

Laportia James a/k/a LaPortia Ebanks

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16th day of August, 2021, before me personally appeared LaPortia James a/k/a LaPortia Ebanks, 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.

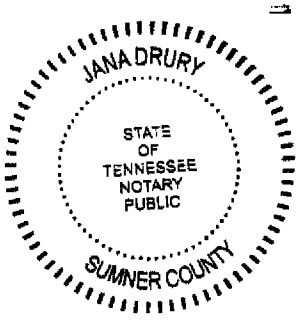
Jana Drury

Notary Public

Printed Name: Jana Drury

Commission Expires:

12-19-23



AFFIDAVIT OF VALUE

STATE OF GEORGIA)

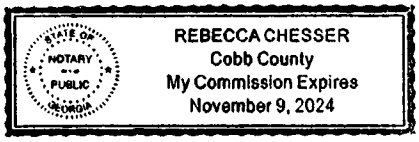
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 272,500.00

AFFIANT

Subscribed and sworn to before me, this 17TH day of AUGUST, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:

430 Clearwater Drive, Nashville, TN 37217 (Davidson)

Legal Description

MORE COMMONLY KNOWN AS: 430 Clearwater Drive, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 15001023100

Land in Davidson County, Tennessee, being Lot No. 778 on the Plan of Edge-O-Lake Estates, Section 16 of record in Plat Book 4175, Page 157, 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 Laportia James by Warranty deed from Richard L. Taylor, Jr and wife, Gladys Taylor of record in Instrument No. 20110906-0068571 Register's Office for Davidson County, Tennessee, dated August 31, 2011 and recorded on September 06, 2011. (Value of consideration shown in aforementioned deed $114,900.00.) Being also known as 430 Clearwater Drive Nashville, Tennessee 37217.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

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 8/17/2021 (date of document).

Kayla Short

Affiant Signature

8/17/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 17th day of AUGUST, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

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