Karen Johnson Davidson County
Batch# 703699 DEEDWARR
08/24/2021 11:27:30 AM 6 pgs
Fees: $33.00 Taxes: $1,013.80
20210824-0114247

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: 050020A30900CO

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,

Katherine Garcia and Maurice Kenny Royster, wife and husband

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 2nd 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.

Katherine Garcia

Maurice Kenny Royster

STATE OF TENNESSEE

COUNTY OF Davidson

On this 2nd day of August, 2021, before me personally appeared Katherine Garcia Maurice Kenny Royster 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.

Notary Public

Printed Name: Susie J Ingram

Commission Expires:

01/03/2023

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $274,000.00

AFFIANT

Subscribed and sworn to before me, this 3rd day of August, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
1247 Havenbrook Drive, Nashville, TN 37207 (Davidson)

EXHIBIT A

For Information purposes only - Street Address: 1247 Havenbrook Drive, Nashville, TN 37207

County: Davidson

File Number: 348872

Tax Parcel ID/APN: 050020A30900CO

Land in Davidson County, Tennessee, being Unit No. 309 on the Plan of Belle Arbor Tow'homes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839, amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817 further amended by Second Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development (Annexing Section 5A Property) of record in Instrument No. 20190708-0066428 and further amended by Third Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes a Townhome Planned Unit Development (Annexing Section 5B Property) of record in Instrument No. 20191112-0116482 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to J. D. Eatherly and Justin Cutler, as tenants in common by Warranty deed from Victory Church of Nashville, Incorporated, a Tennessee Corporation of record in Instrument No. 20080527-0053965 Register's Office for Davidson County, Tennessee, dated May 23, 2008 and recorded on May 27, 2008. (Value of consideration shown in aforementioned deed $1,594,530.99.)

Being a portion of the same property conveyed to Eatherly/Ring Joint Venture, a Tennessee joint venture comprised of J. D. Eatherly and John D. Ring by Quitclaim deed from J.D. Eatherly and Justin Cutler of record in Instrument No. 20100709-0053862 Register's Office for Davidson County, Tennessee, dated

June 30, 2010 and recorded on July 09, 2010. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Eatherly/Ring Joint Venture, a Tennessee Joint Venture by Quitclaim deed from Eatherly/Ring Joint Venture, a Tennessee Joint Venture of record in Instrument No. 20161011-0107687 Register's Office for Davidson County, Tennessee, dated October 03, 2016 and recorded on October 11, 2016. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty deed from Eatherly/Ring Joint Venture, a Tennessee joint venture of record in Instrument No. 20191206-0126000 Register's Office for Davidson County, Tennessee, dated December 05, 2019 and recorded on December 06, 2019. (Value of consideration shown in aforementioned deed $192,000.00.)

Being the same property conveyed to Katherine Garcia, unmarried and Maurice Kenny Royster, unmarried, tenants in common with right of survivorship by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200327-0033227 Register's Office for Davidson County, Tennessee, dated March 26, 2020 and recorded on March 27, 2020. (Value of consideration shown in aforementioned deed $222,345.00.) Being also known as 1247 Havenbrook Drive 309 Nashville, Tennessee 37207.

BEING the same property conveyed to by Warranty Deed from of record in Deed in the Register's Office for 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 8/3/2021 (date of document).

Kayla Short

Affiant Signature

8/3/2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 3rd 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