Karen Johnson Davidson County
Batch# 703890 DEEDWARR
08/25/2021 08:23:30 AM 5 pgs
Fees: $28.00 Taxes: $1,119.62
20210825-0114491

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: 16202010000

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,

Ann C Haselton, an unmarried 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 19 day of August, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ann C Haselton

Ann C Haselton

STATE OF TENNESSEE

COUNTY OF Williamson

On this 19 day of August, 20 21, before me personally appeared Ann C Haselton, 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:

08/27/2023

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

EXHIBIT A

Legal Description

STREET ADDRESS: 4124 Coleridge Drive, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: 347651

TAX PARCEL ID/APN: 16202010000

Being Lot No. 79, Section II, on the Plan of Colewood Acres, of record in took 3700, page 135, Register's Office, Davidson County, Tennessee.

Said Lot No. 79 fronts the Easterly margin of Coleridge Drive 80.0 feet and runs back between lines which measure 141.9 feet on the North side; 143.0 feet on the South side to a dead line in the rear on which it measures 99.83 feet.

Being the same property conveyed to Walter L. Haselton and wife, Ann C. Haselton by Warranty deed from Larry H. Maxwell and wife, Barbara Anne Maxwell of record in Book 5276, page 198, Register's Office for Davidson County, Tennessee, dated April 14, 1978 and recorded on April 21, 1978.

Being the same property conveyed to Alan D. Mazer, Trustee by Quitclaim Deed from Walter L. Haselton and wife, Ann C. Haselton of record in Book 5350, page 357, Register's Office for Davidson County, Tennessee, dated October 12, 1978 and recorded on October 13, 1978 and within the same deed the said Alan D. Mazer, Trustee conveyed his interest in the subject property to Walter L. Haselton and wife, Ann C. Haselton and Jerry M. Cook, as tenancy by the entirety.

Being the same property conveyed to Luther E. Cantrell, Jr., Trustee by Quitclaim Deed from Walter L. Haselton and wife, Ann C. Haselton, and Jerry M. Cook of record in Book 7491, page 921, Register's Office for Davidson County, Tennessee, dated March 10, 1988 and recorded on March 15, 1998 and within the same deed the said Luther E. Cantrell, Jr., Trustee conveyed his interest in the subject property to Walter L. Haselton and wife, Ann C. Haselton.

Being the same property conveyed to Ann C. Haselton by Quitclaim deed from Walter L. Haselton of record in Book 9922, page 880, Register's Office for Davidson County, Tennessee, dated January 19, 1996 and recorded on January 19, 1996

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $302,600.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 20 day of August, 20 21.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

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 8/20/2021 (date of document).

Kayla Short
Affiant Signature

8/20/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 8 day of August, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

