Karen Johnson Davidson County
Batch# 705844 DEEDWARR
08/27/2021 11:18:30 AM 5 pgs
Fees: $28.00 Taxes: $1,113.33
20210827-0115978

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: 11903007200

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,

Hannah Puffer, a single person

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.

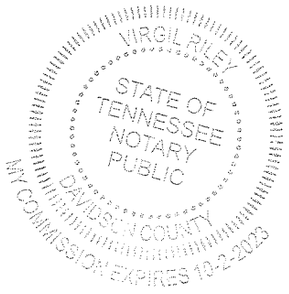
TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right 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 24th 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.

Hannah Puffer



STATE OF TENNESSEE

COUNTY OF Davidson

On this 24th day of August, 2021, before me personally appeared Hannah Puffer, 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: Virgil Riley

Commission Expires:

10-2-2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 136 Dodge Drive, Nashville, TN 37210

TAX PARCEL ID/APN (For informational purposes only): 11903007200

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Mertie Milee Property of record in Plat Book 2331, Page 1117, 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 Michael Evans and Hannah Evans, husband and wife by Warranty deed from Michael N. Plante and wife, Amanda Plante of record in Instrument No. 20151019-0106235 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 19, 2015. (Value of consideration shown in aforementioned deed $173,000.00.)

Being the same property conveyed to Hannah Katherine Evans by Quitclaim deed from Michael Scott Evans and Hannah Katherine Evans of record in Instrument No. 20170606-0056222 Register's Office for Davidson County, Tennessee, dated June 02, 2017 and recorded on June 06, 2017. (Value of consideration shown in aforementioned deed $1.00.)

Being the same property conveyed to Hannah Puffer, a single woman by Quitclaim deed from Hannah Puffer who acquired title as Hannah Katherine Evans of record in Instrument No. 20200619-0065297 Register's Office for Davidson County, Tennessee, dated June 10, 2020 and recorded on June 19, 2020. (Value of consideration shown in aforementioned deed $1.00.) Being also known as 136 Dodge Drive Nashville, Tennessee 37210.

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

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 300,900.00

AFFIANT

Subscribed and sworn to before me, this 24 day of August, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
136 Dodge Drive
Nashville,TN 37210

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 August 24,2021 (date of document).

Kayla Short

Affiant Signature

08/24/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 24 day of August, 2021,

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