Karen Johnson Davidson County
Batch# 707513 DEEDWARR
08/31/2021 12:39:30 PM 5 pgs
Fees: $28.00 Taxes: $1,290.93
20210831-0117296

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: 15605002400

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,

William L. Nicks, joined by his spouse, Betty Belle Peery Nicks

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 23 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.

William L. Nicks

BettyBelle Peery Nicks

BPN Betty Belle Peery Nicks

STATE OF TENNESSEE

COUNTY OF Williamson

On this 23 day of August, 2021, before me personally appeared WILLIAM L. NICKS and BETTYBELLE PEERY NICKS, 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: 03/27/2023

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

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 985 Harpeth Bend Drive, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 15605002400

Land in Davidson County, Tennessee, being Lot No. 807 on the Plan of Harpeth Woods, Section Four - First Addition of record in Plat Book 5200, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. fronts 70.3 feet on the Southwesterly margin of Harpeth Bend Drive extends back 200.1 feet on the Northwesterly line and 184.6 feet on the Southesterly line to a dead line in the rear, measuring 120.06 feet thereon.

Being the same property conveyed to William L. Nicks by Warranty deed from Michael D. Wooldridge and spouse, Camilla Wooldridge of record in Instrument No. 20030821-0121549 Register's Office for Davidson County, Tennessee, dated August 19, 2003 and recorded on August 21, 2003. (Value of consideration shown in aforementioned deed $131,000.00.) Being also known as 985 Harpeth Bend Drive Nashville, Tennessee 37221.

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 $ 348,900.00

AFFIANT

Subscribed and sworn to before me, this 23rd 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:

985 Harpeth Bend Drive
Nashville, TN 37221

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 23,2021 (date of document).

Kayla Short
Affiant Signature

08/23/21
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 23rd day of August, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024