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

Karen Johnson Davidson County
Batch# 709525 DEEDWARR
09/02/2021 12:38:30 PM 5 pgs
Fees: $28.00 Taxes: $1,336.81
20210902-0118522

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: 041010A04400CO

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,

**Debra Feggins, an unremarried widow**

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 27th 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.

Debra Feggins

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of August, 2021, before me personally appeared Debra Feggins, 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.

Tamika White

Notary Public

Printed Name: Tamika White

Commission Expires:

3/10/2024

TAMIKA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 3-6-2024

# AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $ 361,300.00

AFFIANT

Subscribed and sworn to before me, this 30th 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:

5421 Daniel Ray Drive, Whites Creek, TN 37189
(Davidson)

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 5421 Daniel Ray Drive, Whites Creek, TN 37189

TAX PARCEL ID/APN (For informational purposes only): 041010A04400CO

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Final Plat of Cobblestone Creek, Phase One-A of record in Plat at Instrument No. 20050610-0066806, 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 Vincent Feggins and Debra Feggins, husband and wife by Warranty deed from Alejandra Yanez n/k/a Alejandra Martinez of record in Instrument No. 20080808-0081973 Register's Office for Davidson County, Tennessee, dated August 07, 2008 and recorded on August 08, 2008. (Value of consideration shown in aforementioned deed $176,000.00.) Being also known as 5421 Daniel Ray Drive Whites Creek, Tennessee 37189.

NOTE: Surviving spouse derivation.

Being the same property conveyed to Vincent Feggins and Debra Feggins, husband and wife by Warranty deed from Alejandra Yanez n/k/a Alejandra Martinez of record in Instrument No. 20080808-0081973 Register's Office for Davidson County, Tennessee, dated August 07, 2008 and recorded on August 08, 2008. Vincent Feggins died on March 24, 2017, a resident of Davidson County, Tennessee and is survived by his wife Debra Feggins. Title is solely vested in Debra Feggins, as a surviving tenant.

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 8/30/2021 (date of document).

Kayla Short
Affiant Signature

8/30/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 30th 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