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
File No: 364752

Karen Johnson Davidson County
Batch# 719437 DEEDWARR
09/17/2021 04:13:30 PM 5 pgs
Fees: $28.00 Taxes: $1,128.50
20210917-0125578

Send tax bills to:
Felix Cornejo and Pablo Maldonado
4009 Oxbow Drive
Nashville, TN 37207

Name and address of new owner:
Felix Cornejo and Pablo Maldonado
4009 Oxbow Drive
Nashville, TN 37207

Map parcel number: 07001002500

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,

Opendoor Property C LLC, a Delaware Limited Liability Company

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Felix Cornejo and Pablo Maldonado, married to each other

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

Witness our hand this 16th day of September, 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.

Opendoor Property C LLC, a Delaware limited liability company

By: Opendoor Property Holdco C LLC, its sole member
By: OD Intermediate Holdco C LLC, its sole member
By: Opendoor Labs Inc., its sole member

By: _____
Name: Mark Won
Title: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Kendyl Wells, a Notary Public in and for said County and State, Mark Won, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of Sept., 20 21

_____
Notary Public

Printed Name: Kendyl Wells

My Commission Expires: 06/11/2024

Notary Public State of Arizona
Maricopa County
Kendyl C Wells
My Commission Expires 06/11/2024
Commission Number 582617

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 4009 Oxbow Drive, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 07001002500

Land in Davidson County, Tennessee, being Lot No. 23, on the Plan of Section 1, Bellshire Estates, of record in Plat Book 2133, Page 124 and 125, Register's Office of Davidson County.

Said Lot No. 23 fronts 198.6 feet on the Northeasterly side of Oxbow Drive and runs back 187.1 feet on the Northeasterly line and 247 feet on the Southeasterly line to deed line in the rear on which it measures 178 feet.

Being the same property conveyed to Riley V. Canada and wife, Billie J. Canada, by Deed from Donald Guinn and wife, Marjorie Guinn, of record in Book 2734, Page 315, Register's Office of Davidson County, dated January 10, 1958.

Said Riley V. Canada became deceased, vesting Billie J. Canada as surviving tenant.

Being the same property conveyed to Riley V. Canada II by Quitclaim Deed from Billie J. Canada of record in Instrument No. 20070319-0032864 Register's Office for Davidson County, Tennessee, dated March 19, 2007 and recorded on March 19, 2007.

Note: Continuous Marriage Affidavit, recorded on August 02, 2021 in Instrument No. 20210802-0103462.

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Riley V. Canada II, a married man joined by his spouse Jessica Canada of record in Instrument No. 20210802-0103463 Register's Office for Davidson County, Tennessee, dated June 29, 2021 and recorded on August 02, 2021.
Being also known as 4009 Oxbow Drive Nashville, Tennessee 372071626.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

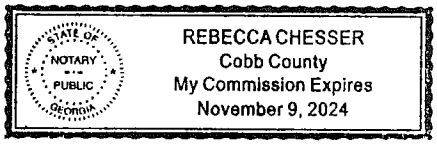
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $305,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 16th day of September, 20 21.

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



Property address: 4009 Oxbow Drive, Nashville, TN 37207

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 September 16, 2021 (date of document).

Kayla Short
Affiant Signature

9/16/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 16th day of September, 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