Karen Johnson Davidson County
Batch# 721107 DEEDWARR
09/22/2021 08:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,743.44
20210922-0126996

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 J LLC, a Delaware Limited Liability Company
410 N Scottsdale Rd. Ste 1600
Tempe, AZ 85281

Name and address of new owner:
Opendoor Property J LLC, a Delaware Limited Liability Company
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85281

Map parcel number: 03210003100

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,

Ronald Burnett Webb Jr., joined by his spouse Kemba Drew Webb

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

Opendoor Property J 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 14th day of September, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronald Burnett Webb Jr.

Kemba Drew Webb

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of September, 2021, before me personally appeared Ronald Burnett Webb Jr. and Kemba Drew Webb, 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: Tamika White

Commission Expires: 3/6/2024

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

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4605 Setter Court, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 03210003100

The Land Referred to Herein Below is Situated in the County of Davidson, State of Tennessee, and is Described as Follows:

Land in Davidson County, Tennessee, Being Lot No. 26, on the Plan of Quail Ridge, Section Six, as of Record in Book 11700, Page 17, Revised in Instrument No. 20031104-0161792 Registers Office for Davidson County, Tennessee, to Which Plan Reference Is Hereby Made for a More Complete and Accurate Legal Description.

Being the same property conveyed to Ronald B. Webb Jr and wife, Kimberly N. Webb by Special Warranty deed from Chase Home Finance LLC as servicing agent for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital Inc Trust 2004-NC8 of record in Instrument No. 20090630-0060893 Register's Office for Davidson County, Tennessee, dated June 26, 2009 and recorded on June 30, 2009. (Value of consideration shown in aforementioned deed $175,000.00.)

Being the same property conveyed to Ronald B. Webb Jr., an unmarried man by Quitclaim deed from Ronald B. Webb, Jr., an unmarried man and Kimberly N. Webb, an unmarried woman who acquired title as husband and wife of record in Instrument No. 20160819-0087114 Register's Office for Davidson County, Tennessee, dated August 08, 2016 and recorded on August 19, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 4605 Setter Court Nashville, Tennessee 37207.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 471,200.00

AFFIANT

Subscribed and sworn to before me, this 14 day of September, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

4605 Setter Court
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 14,2021 (date of document).

Kayla Short

Affiant Signature

09/14/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 14 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