This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 348874

Karen Johnson Davidson County
Batch# 723071 DEEDWARR
09/24/2021 08:25:30 AM 5 pgs
Fees: $28.00 Taxes: $2,575.20
20210924-0128293

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 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: 083-06-0J-002.00-CO
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,

Jason Hammond and Julie Hammond, husband and wife

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(s) this 18 day of September, 2021.

Jason Hammond

Julie Hammond

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18 day of September, 2021, before me personally appeared Jason Hammond Julie Hammond, 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's (or persons') free act and deed.

Notary Public

Printed Name: Susie J Ingram

Commission Expires:
My Commission Expires
January 3, 2023

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 696,000.00

AFFIANT

Subscribed and sworn to before me, this 20TH 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:

2010 Benjamin Street, Nashville, TN 37206 (Davidson)

EXHIBIT A

MORE COMMONLY KNOWN AS: 2010 Benjamin Street, Nashville, TN 37206

TAX PARCEL ID/APN: 083-06-0J-002.00-CO

Land in Davidson County, Tennessee, being Unit B, Homes at 2010 Benjamin Street, as established in the Declaration of Covenants, Conditions and Restrictions for Homes at 2010 Benjamin Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131011-0106933, Register's Office for Davidson County, Tennessee, and depicted on Exhibit "B" of said Declaration of Covenants, Conditions and Restrictions, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason Hammond and Julie Hammond, husband and wife by Warranty deed from Wilfred A. Lumbang and Dean H. Oleole, both unmarried of record in Instrument No. 20180621-0059696 Register's Office for Davidson County, Tennessee, dated June 18, 2018 and recorded on June 21, 2018. (Value of consideration shown in aforementioned deed $473,000.00.) Being also known as 2010 Benjamin Street B Nashville, Tennessee 37206.

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

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 9/20/2021 (date of document).

Kayla Short
Affiant Signature

9/20/2021
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 20TH day of SEPTEMBER, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

