Karen Johnson Davidson County
Batch# 725262 DEEDWARR
09/28/2021 12:06:30 PM 5 pgs
Fees: $28.00 Taxes: $1,388.61
20210928-0130162

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: 161100A01400CO

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,

Daren J. Gares and Charlotte S. Gares f/k/a Charlotte A. Gares, 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 this 20 day of SEPT, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Daren J. Gares

Charlotte S. Gares f/k/a Charlotte A. Gares

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20 day of SEPT, 2021, before me personally appeared Daren J Gares & Charlotte S Gares fka Charlotte A Gares, 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: MARK GROLL

Commission Expires:

3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5456 Village Way, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 161100A01400CO

Land in Davidson County, State of Tennessee, being Lot No. 33 on the Plan of the Villages of Brentwood, Phase 1, of record in Book 5200, page 613, 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 Daren J. Gares and wife, Charlotte A. Gares by Warranty deed from Ransom W. Martin and wife, Karen C. Martin of record in Book 9690, page 597, Register's Office for Davidson County, Tennessee, dated May 31, 1995 and recorded on June 05, 1995. (Value or consideration shown in aforementioned deed $92,250.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 375,300.00

AFFIANT

Subscribed and sworn to before me, this 21 day of September, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

5456 Village Way, Nashville, TN 37211

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 21,2021 (date of document).

Kayla Short

Affiant Signature

09/21/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 21 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