Karen Johnson Davidson County
Batch# 731921 DEEDWARR
10/08/2021 11:30:30 AM 5 pgs
Fees: $28.00 Taxes: $2,158.21
20211008-0135573

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: 186040A10700CO

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,

Jeffrey O'Brien and Martha O'Brien, 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 4 day of October, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeffrey O'Brien

Martha O'Brien

VIRGIL RILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

STATE OF TENNESSEE

COUNTY OF Davidson

On this 4th day of Oct., 2021, before me personally appeared Jeffrey O'Brien and Martha O'Brien, 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: Virgil Riley

Commission Expires:
10-2-2023

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 583,300.00

AFFIANT

Subscribed and sworn to before me, this 4th day of October, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
105 Hartley Court,
Nolensville, TN 37135 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 105 Hartley Court, Nolensville, TN 37135

TAX PARCEL ID/APN (For informational purposes only): 186040A10700CO

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Final Plat of Burkitt Place, Phase 1B, Section I, Cluster Lot Subdivision of record in Plat at Instrument 20061109-0139669, 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 Jeffrey O'Brien and Martha O'Brien, husband and wife by Warranty deed from Sarah L. Logon, an unmarried woman of record in Instrument No. 20180502-0041482 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 02, 2018. (Value of consideration shown in aforementioned deed $431,000.00.) Being also known as 105 Hartley Court Nolensville, Tennessee 37135.

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 October 4th, 2021 (date of document).

Kayla Short

Affiant Signature

10/04/2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 4th day of October, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

