Karen Johnson Davidson County
Batch# 741053 DEEDWARR
10/21/2021 12:09:30 PM 5 pgs
Fees: $28.00 Taxes: $1,567.69
20211021-0141430

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: 11708029400

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,

Feng Zhang, unmarried

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 3 day of August, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Feng Zhang

STATE OF ~~TENNESSEE~~ Arizona

COUNTY OF Maricopa

On this 3 day of August, 2021, before me personally appeared Feng Zhang, 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: Diane Rodriguez

Commission Expires:

12-20-2024

DIANE RODRIGUEZ
Notary Public - Arizona
Maricopa County
Commission # 592343
My Comm. Expires Dec 20, 2024

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $423,700.00

AFFIANT

Subscribed and sworn to before me, this 3rd day of AUGUST, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

3316 Belmont Boulevard, Nashville, TN 37215 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3316 Belmont Boulevard, Nashville, TN 37215

TAX PARCEL ID/APN (For informational purposes only): 11708029400

Land in Davidson County, Tennessee, being Lot No. 6-A on the plan of Zone Lot Division Lots 1, 2, and 6 Hawthorne Heights, of record in Book 5200, page 750, Register's Office for said County.

Said Lot No. 6-A fronts 40.06 feet on the Southeasterly margin of Belmont Boulevard and extends back 293.75 feet on the Northeasterly line and 302.65 feet on the Southwesterly line to a dead line in the rear, measuring 19.33 feet thereon. Together with an ingress and egress easement across the front portion of said lot as an appurtenance thereto.

Being the same property conveyed to Yuehui Sun and wife, Feng Zhang by Warranty deed from Jiemin Wang and Huaibing He, husband and wife of record in Instrument No. 20000404-0033690 Register's Office for Davidson County, Tennessee, dated March 30, 2000 and recorded on April 04, 2000. (Value of consideration shown in aforementioned deed $130,000.00.) Being also known as 3316 Belmont Boulevard Nashville, Tennessee 37215.

And being the same property conveyed to Feng Zhang, an unmarried person, by Quit Claim Deed from Yuehui Sun, an unmarried person, of record in Instrument No. __202110210141429___ in the Register's Office for 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 8/3/2021 (date of document).

Kayla Short

Affiant Signature

8/3/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 3RD day of AUGUST, 2021,

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