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
File No: 373470

Karen Johnson Davidson County
Batch# 746513 DEEDWARR
10/29/2021 10:33:30 AM 5 pgs
Fees: $28.00 Taxes: $2,619.60
20211029-0145470

Send tax bills to:
Kyle Beste and Beth Cragon Beste
213 Newton Nook
Brentwood, TN 37027

Name and address of new owner:
Kyle Beste and Beth Cragon Beste
213 Newton Nook
Brentwood, TN 37027

Map parcel number: 172130A04700CO

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,

Opendoor Property C LLC, a Delaware Limited Liability Company

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

Kyle Beste and Beth Cragon Beste, Husband and Wife

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

Witness our hand this 26TH day of OCTOBER, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Opendoor Property C LLC, a Delaware limited liability company

By: Opendoor Property Holdco C LLC, its sole member
By: OD Intermediate Holdco C LLC, its sole member
By: Opendoor Labs Inc., its sole member

By: _____

Name: Sarah Payne

Title: Auth Signer

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, Kylie Celeste Ottney, a Notary Public in and for said County and State, Sarah Payne, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26TH day of OCTOBER, 20 21

_____

Notary Public

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596091
My Comm. Expires Feb 11, 2025

Printed Name: Kylie Celeste Ottney

My Commission Expires: Feb 11 2025

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ $708,000.00

AFFIANT

Subscribed and sworn to before me, this 26th day of OCTOBER, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

213 Newton Nook, Brentwood, TN 37027 (Davidson)

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 213 Newton Nook, Brentwood, TN 37027

TAX PARCEL ID/APN (For informational purposes only): 172130A04700CO

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Williams Grove, Section One, R40 Residential P.U.D. of record in Plat Book 9700, Pages 580 through 582, inclusive, 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 Bruce P. Lussier and wife, Barbara B. Lussier by Warranty Deed from Martha Trejo, unmarried of record in Instrument No. 20060607-0067855 Register's Office for Davidson County, Tennessee, dated May 26, 2006 and recorded on June 07, 2006.

Being the same property conveyed to Opendoor Property C LLC, a Delaware limited liability company by Warranty deed from Bruce P. Lussier and wife, Barbara B. Lussier of record in Instrument No. 20210819-0112119 Register's Office for Davidson County, Tennessee, dated August 16, 2021 and recorded on August 19, 2021.
Being also known as 213 Newton Nook Brentwood, Tennessee 37027.

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 10/26/2021 (date of document).

Kayla Short

Affiant Signature

10/26/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 26TH day of OCTOBER, 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