Karen Johnson Davidson County
Batch# 758669 DEEDWARR
11/22/2021 08:37:30 AM 5 pgs
Fees: $28.00 Taxes: $1,517.00
20211122-0154463

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:
Catherine Weir and Colin Callahan
3316 Belmont Boulevard
Nashville, TN 37215

Name and address of new owner:
Catherine Weir and Colin Callahan
3316 Belmont Boulevard
Nashville, TN 37215

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,

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,

Catherine Weir and Colin Callahan, wife and husband

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 18th 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.

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 18TH day of OCTOBER, 20 21

_____

Notary Public

Printed Name: Kylie Celeste Ottney

My Commission Expires: Feb 11 2025

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596091
My Comm. 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 $ 410,000.00

AFFIANT

Subscribed and sworn to before me, this 18TH 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:

3316 Belmont Boulevard, Nashville, TN 37215 (Davidson)

EXHIBIT A

Legal Description

STREET ADDRESS: 3316 Belmont Boulevard, Nashville, TN 37215

COUNTY: Davidson

CLIENT CODE: 369481

TAX PARCEL ID/APN: 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.

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Feng Zhang, unmarried of record in Instrument No. 20211021-0141430 Register's Office for Davidson County, Tennessee, dated August 3, 2021 and recorded on October 21, 2021.

Being also known as 3316 Belmont Boulevard Nashville, Tennessee 37215.

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 10/18/2021 (date of document).

Kayla Short
Affiant Signature

10/18/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 18TH day of OCTOBER, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

