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

Karen Johnson Davidson County
Batch# 759459 DEEDWARR
11/23/2021 09:30:30 AM 5 pgs
Fees: $28.00 Taxes: $1,424.50
20211123-0155227

Send tax bills to:
Karen Gannon
4312 Sulphur Creek Road
Nashville, TN 37218

Name and address of new owner:
Karen Gannon
4312 Sulphur Creek Road
Nashville, TN 37218

Map parcel number: 15605002400

Consideration: $385,000.00

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,

Karen Gannon, married

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.

Witness our hand this 28th 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: Mark Won
Title: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Kendyl Wells, a Notary Public in and for said County and State, Mark Won, 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 28th day of October, 2021

_____
Notary Public

Printed Name: Kendyl Wells

My Commission Expires: 06/11/2024

Notary Public State of Arizona
Maricopa County
Kendyl C Wells
My Commission Expires 06/11/2024
Commission Number 582617

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 385,000.00

AFFIANT

Subscribed and sworn to before me, this 28TH day of OCOTBER, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

985 Harpeth Bend Drive, Nashville, TN 37221 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 985 Harpeth Bend Drive, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 15605002400

Land in Davidson County, Tennessee, being Lot No. 807 on the Plan of Harpeth Woods, Section Four - First Addition of record in Plat Book 5200, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. fronts 70.3 feet on the Southwesterly margin of Harpeth Bend Drive extends back 200.1 feet on the Northwesterly line and 184.6 feet on the Southesterly line to a dead line in the rear, measuring 120.06 feet thereon.

Being the same property conveyed to William L. Nicks by Warranty deed from Michael D. Wooldridge and spouse, Camilla Wooldridge of record in Instrument No. 20030821-0121549 Register's Office for Davidson County, Tennessee, dated August 19, 2003 and recorded on August 21, 2003. (Value of consideration shown in aforementioned deed $131,000.00.)

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from William L. Nicks, joined by his spouse, Betty Belle Peery Nicks of record in Instrument No. 20210831-0117296 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 31, 2021. (Value of consideration shown in aforementioned deed $348,900.00.) Being also known as 985 Harpeth Bend Drive Nashville, Tennessee 37221.

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 10/28/21 (date of document).

Kayla Short
Affiant Signature

10/28/21
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 28TH day of OCTOBER, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

