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# 762525 DEEDWARR
11/29/2021 04:03:30 PM 5 pgs
Fees: $28.00 Taxes: $1,076.70
20211129-0157484

Send tax bills to:
Julian Buckley Reed
430 Clearwater Drive
Nashville, TN 37217

Name and address of new owner:
Julian Buckley Reed
430 Clearwater Drive
Nashville, TN 37217

Map parcel number: 150-01-0-231.00

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,

Julian Buckley Reed, an unmarried man

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 19th day of November, 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: **Auth Signer**

STATE OF **AZ**

COUNTY OF **Maricopa**

Personally appeared before me, **Zyrion Lee**, 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 19th day of November, 2021

_____

Notary Public

Printed Name: **Zyrion Lee**

My Commission Expires: **1/15/2025**

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 598733
My Commission Expires
January 15, 2025

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $291,000.00

AFFIANT

Subscribed and sworn to before me, this 19th day of november, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
430 Clearwater Drive, Nashville, TN 37217 (Davidson)

EXHIBIT A

Legal Description

STREET ADDRESS: 430 Clearwater Drive, Nashville, TN 37217

COUNTY: Davidson

CLIENT CODE: 379809

TAX PARCEL ID/APN: 150-01-0-231.00

Land in Davidson County, Tennessee, being Lot No. 778 on the Plan of Edge-O-Lake Estates, Section 16 of record in Plat Book 4175, Page 157, 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 Laportia James by Warranty deed from Richard L. Taylor, Jr and wife, Gladys Taylor of record in Instrument No. 20110906-0068571 Register's Office for Davidson County, Tennessee, dated August 31, 2011 and recorded on September 06, 2011. (Value of consideration shown in aforementioned deed $114,900.00.)

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Laportia James a/k/a LaPortia Ebanks, a married woman of record in Instrument No. 20210819-0112410 Register's Office for Davidson County, Tennessee, dated August 16, 2021 and recorded on August 19, 2021. (Value of consideration shown in aforementioned deed $272,500.00.) Being also known as 430 Clearwater Drive Nashville, Tennessee 37217.

Land in Davidson County, Tennessee, being Lot No. 778 on the Plan of Edge-O-Lake Estates, Section 16 of record in Plat Book 4175, Page 157, 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 Laportia James by Warranty deed from Richard L. Taylor, Jr and wife, Gladys Taylor of record in Instrument No. 20110906-0068571 Register's Office for Davidson County, Tennessee, dated August 31, 2011 and recorded on September 06, 2011. (Value of consideration shown in aforementioned deed $114,900.00.)

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Laportia James a/k/a LaPortia Ebanks, a married woman of record in Instrument

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 11/19/2021 (date of document).

Kayla Short
Affiant Signature

11/19/2021
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 19th day of november, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

