Karen Johnson Davidson County
Batch# 766357 DEEDWARR
12/02/2021 03:56:30 PM 5 pgs
Fees: $28.00 Taxes: $1,220.63
20211202-0160145

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: 07506006200

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,

Leopoldo Hernandez, joined by his spouse Maria Del Rosario Harnandez

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 24th day of November, 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.

LEOPOLDO HERNANDEZ.
Leopoldo Hernandez

Maria del Rosario Hernandez
Maria Del Rosario Hernandez

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24 day of November, 20 21, before me personally appeared Leopoldo Hernandez & Maria Del Rosario Hernandez 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.

Heather M Miqui

Notary Public

Printed Name: Heather M Miqui

Commission Expires:

October 30, 2024

HEATHER M. MIQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 355 Monaco Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 07506006200

Located in Davidson County, Tennessee, and being Lot No. 348 on the Plan of Hermitage Estates, Section II, as of record in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Moises Hernandez and Leopoldo Hernandez, as equal tenants in common by Warranty deed from Darren L. Singleton, unmarried of record in Instrument No. 20010806-0083564 Register's Office for Davidson County, Tennessee, dated July 20, 2001 and recorded on August 6, 2001.

Being the same property conveyed to Leopoldo Hernandez by Quitclaim deed from Moises Hernandez and wife, Maria D. Hernandez of record in Instrument No. 20030327-0040201 Register's Office for Davidson County, Tennessee, dated March 19, 2003 and recorded on March 27, 2003.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 329,900.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 24th day of November, 20 21.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

355 Monaco Drive
Hermitage, TN 37076

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 11/24/2021 (date of document).

Kayla Short
Affiant Signature

11/24/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 24th day of November, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024