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# 771310 DEEDWARR
12/09/2021 03:42:30 PM 5 pgs
Fees: $28.00 Taxes: $2,745.40
20211209-0163697

Send tax bills to:
John Boyd Tyrrell III and Xi Li Xia
7377 Riverfront Drive
Nashville, TN 37221

Name and address of new owner:
John Boyd Tyrrell III and Xi Li Xia
7377 Riverfront Drive
Nashville, TN 37221

Map parcel number: 126160A56500CO

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,

John B Tyrrell III, an unmarried man and Xi Li Xia, an unmarried woman as joint tenants with rights of survivorship

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 $ 742,000.00

AFFIANT

Subscribed and sworn to before me, this 18th day of October, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
7377 Riverfront Drive,
Nashville, TN 37221 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 7377 Riverfront Drive, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 126160A56500CO

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Final Plat of Riverwalk, Phase 4A of record in Plat at Instrument No. 20060214-0017733, 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 DeCarlo Marquis Williams and Karen D. Williams, husband and wife by Warranty deed from Donna Kaye Hall, unmarried of record in Instrument No. 20181205-0118541 Register's Office for Davidson County, Tennessee, dated December 04, 2018 and recorded on December 05, 2018

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from DeCarlo Marquis Williams and Karen D. Williams, a married couple of record in Instrument No. 20210824-0114472 Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 24, 2021.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

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, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024