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# 779013 DEEDWARR
12/22/2021 03:20:30 PM 5 pgs
Fees: $28.00 Taxes: $1,165.87
20211222-0169478

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: 05905005300

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,

Christopher F. Drew and Katie M. Drew, Husband and Wife

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 15th day of December, 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.

Christopher F. Drew

Christopher F. Drew

Katie M. Drew

Katie M. Drew

STATE OF Florida

COUNTY OF Lake

On this 15th day of December, 20 21, before me personally appeared Christopher F. Drew & Katie M. Drew, 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.

Nia A Hamilton who produced driver license as identification.

Notary Public

Printed Name: Nia A Hamilton

Commission Expires:

08/03/2024

HH27454

NOTARY PUBLIC • STATE OF FLORIDA •

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 315,100.00

AFFIANT

Subscribed and sworn to before me, this 15TH day of DECEMBER, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

4141 Ames Drive, Nashville, TN 37218 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4141 Ames Drive, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 05905005300

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Buena Vista Estates, Section 3, of record in Plat Book 4175, Page 139, 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. 76 fronts 80.00 feet on the Southwesterly margin of Ames Drive and extends back 184.9 feet on the Northwesterly line and 121.0 feet on the Southeasterly line to a dead line in the rear, measuring 89.3 feet thereon.

Being the same property conveyed to Joseph Spicer and Juanita Spicer, husband and wife by Warranty deed from Helen B. Dismukes, Executrix of The Estate of Claude Cartwright and Helen B. Dismukes, individually of record in Instrument No. 20190909-0090745 Register's Office for Davidson County, Tennessee, dated August 26, 2019 and recorded on September 09, 2019. (Value of consideration shown in aforementioned deed $135,000.00.)

Being the same property conveyed to Christopher F. Drew and Katie M. Drew, husband and wife by Warranty deed from Joseph Spicer and Juanita Spicer, husband and wife of record in Instrument No. 20200210-0015055 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 10, 2020. (Value of consideration shown in aforementioned deed $249,900.00.) Being also known as 4141 Ames Drive Nashville, Tennessee 37218.

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 12/15/21 (date of document).

Kayla Short

Affiant Signature

12/15/21

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 15TH day of DECEMBER, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

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