Karen Johnson Davidson County
Batch# 779755 DEEDWARR
12/28/2021 09:45:30 AM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20211228-0170303

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:
James Robert Simpkins
5456 Village Way
Nashville, TN 37211

Name and address of new owner:
James Robert Simpkins
5456 Village Way
Nashville, TN 37211

Map parcel number: 161100A01400CO

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, EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, have this day bargained and sold, and do hereby transfer and convey unto the said,

James Robert Simpkins, a single 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

Witness our hand this 17 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.

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 17 day of December, 20 21

_____

Notary Public

Printed Name: **Zyrion Lee**

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

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5456 Village Way, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 161100A01400CO

Land in Davidson County, State of Tennessee, being Lot No. 33 on the Plan of the Villages of Brentwood, Phase 1, of record in Book 5200, Page 613, 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 Daren J. Gares and wife, Charlotte A. Gares by Warranty deed from Ransom W. Martin and wife, Karen C. Martin of record in Book 9690, page 597, Register's Office for Davidson County, Tennessee, dated May 31, 1995 and recorded on June 05, 1995. (Value or consideration shown in aforementioned deed $92,250.00.)

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Daren J. Gares and Charlotte S. Gares f/k/a Charlotte A. Gares, husband and wife of record in Instrument No. 20210928-0130162 Register's Office for Davidson County, Tennessee, dated September 21, 2021 and recorded on September 28, 2021. (Value of consideration shown in aforementioned deed $375,300.00.) Being also known as 5456 Village Way Nashville, Tennessee 37211.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 400,000.00

AFFIANT

Subscribed and sworn to before me, this 17 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:

5456 VILLAGE WAY, NASHVILLE, TN 37211

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 DECEMBER 17 2021 (date of document).

Kayla Short

Affiant Signature

12/17/2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 17 day of DECEMBER, 20 21,

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