Karen Johnson Davidson County
Batch# 796826 DEEDWARR
01/28/2022 03:55:30 PM 5 pgs
Fees: $28.00 Taxes: $1,235.80
20220128-0010659

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:
MCH SFR Property Owner 2 LLC, a Delaware Limited Liability Company
14355 Commerce Way
Miami Lakes, FL 33016

Name and address of new owner:
MCH SFR Property Owner 2 LLC, a Delaware Limited Liability Company
14355 Commerce Way
Miami Lakes, FL 33016

Map parcel number: 05905005300
Property Address: 4141 Ames Drive, Nashville, TN 37218
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,

MCH SFR Property Owner 2 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 18th day of January, 2022, 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 18th day of January, 2022

_____

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: 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.

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.

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Christopher F. Drew and Katie M. Drew, Husband and wife of record in Instrument No. 20211222-0169478 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on December 22, 2021.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 334,000.00

AFFIANT

Subscribed and sworn to before me, this 18th day of January, 20 22.

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

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 1/18/2022 (date of document).

Kayla Short
Affiant Signature

1/18/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 18th day of January, 2022,

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