Karen Johnson Davidson County
Batch# 797919 DEEDWARR
02/01/2022 08:15:30 AM 5 pgs
Fees: $28.00 Taxes: $1,831.50
20220201-0011233

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
File No: 398304

Send tax bills to:
Josue Gonzalez Beltran
4605 Setter Court
Nashville, TN 37207

Name and address of new owner:
Josue Gonzalez Beltran
4605 Setter Court
Nashville, TN 37207

Map parcel number: 03210003100

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 J LLC, a Delaware Limited Liability Company

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Josue Gonzalez Beltran, 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

Witness our hand this 10th 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 J LLC, a Delaware limited liability company

By: Opendoor Labs Inc., as an authorized person

By: J. Norgord

Name: Jacob Norgord

Title: Auth Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Breana Snitker, a Notary Public in and for said County and State, Jacob Norgord, 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 10th day of January, 2022

Notary Public

Printed Name: Breana Snitker

My Commission Expires: 11-24-2024

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 4605 Setter Court, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 03210003100

The Land Referred to Herein Below is Situated in the County of Davidson, State of Tennessee, and is Described as Follows:

Land in Davidson County, Tennessee, Being Lot No. 26, on the Plan of Quail Ridge, Section Six, as of Record in Book 11700, Page 17, Revised in Instrument No. 20031104-0161792 Register's Office for Davidson County, Tennessee, to Which Plan Reference Is Hereby Made for a More Complete and Accurate Legal Description.

Being the same property conveyed to Ronald B. Webb Jr and wife, Kimberly N. Webb by Special Warranty deed from Chase Home Finance LLC as servicing agent for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital Inc Trust 2004-NC8 of record in Instrument No. 20090630-0060893 Register's Office for Davidson County, Tennessee, dated June 26, 2009 and recorded on June 30, 2009.

Being the same property conveyed to Ronald B. Webb Jr., an unmarried man by Quitclaim deed from Ronald B. Webb, Jr., an unmarried man and Kimberly N. Webb, an unmarried woman who acquired title as husband and wife of record in Instrument No. 20160819-0087114 Register's Office for Davidson County, Tennessee, dated August 08, 2016 and recorded on August 19, 2016.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Ronald Burnett Webb Jr., joined by his spouse Kemba Drew Webb of record in Instrument No. 20210922-0126996 Register's Office for Davidson County, Tennessee, dated September 14, 2021 and recorded on September 22, 2021.
Being also known as 4605 Setter Court Nashville, Tennessee 37207.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $495,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 10th day of January, 2022.

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:
4605 Setter Court, Nashville, TN 37207

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 January 10th, 2022 (date of document).

Kayla Short

Affiant Signature

January 10th, 2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 10th day of January, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

