Karen Johnson Davidson County
Batch# 802413 DEEDWARR
02/09/2022 09:51:30 AM 5 pgs
Fees: $28.00 Taxes: $788.47
20220209-0014847

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 392430

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400 Duluth, GA 30096
Tel. 770-497-9100

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: 15005033700
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,

Roena K. Davis, a single woman

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(s) this 26 day of January, 20 23.

Roena K. Davis

Roena K. Davis

STATE OF TENNESSEE

COUNTY OF Davidson

On this 26 day of Jan, 20 23, before me personally appeared Roena K Davis, 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's (or persons') free act and deed.

LaTonya S Smith

Notary Public

Printed Name: LATONYA S SMITH

Commission Expires:

08/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

EXHIBIT A

MORE COMMONLY KNOWN AS: 3227 Luann Drive, Antioch, TN 37013

TAX PARCEL ID/APN: 15005033700

Land in Davidson County, Tennessee, being Lot No. 14A on the Plan of Zone Lot Division of Lots 9, 10, 11, 12, 13 and 14 Cherry Hills, Section 12 of record in Plat Book 6250, Page 734, 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 David M. Davis and wife, Roena K. Davis by Warranty deed from John T. Masten and wife, Jeanie L. Masten of record in Book 8034, page 906, Register's Office for Davidson County, Tennessee, dated January 29, 1990 and recorded on January 30, 1990. (Value or consideration shown in aforementioned deed $63,000.00.) Being also known as 3227 Luann Drive Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 213,100.00

AFFIANT

Subscribed and sworn to before me, this 26 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:
3227 LUANN DRIVE,ANTIOCH , TN 37013

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 26 2022 (date of document).

Kayla Short

Affiant Signature

1/26/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 26 day of JANUARY, 20 22,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

