Karen Johnson Davidson County
Batch# 804450 DEEDWARR
02/11/2022 03:10:30 PM 5 pgs
Fees: $28.00 Taxes: $1,091.50
20220211-0016225

This instrument prepared by and (MAIL) instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd.,
Suite 400 Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Benjamin A Moneypenny
136 Dodge Drive
Nashville, TN 37210

Name and address of new owner:
Benjamin A Moneypenny
136 Dodge Drive
Nashville, TN 37210

Map parcel number: 11903007200

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,

Benjamin A Moneypenny, 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 use of any gender shall be applicable to all genders.

Witness our hand this 31st 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 31st day of January, 2022

_____

Notary Public

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

Printed Name: Zyrion Lee

My Commission Expires: 1/15/2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 136 Dodge Drive, Nashville, TN 37210

TAX PARCEL ID/APN (For informational purposes only): 11903007200

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Mertie Milee Property of record in Plat Book 2331, Page 1117, 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 Michael Evans and Hannah Evans, husband and wife by Warranty deed from Michael N. Plante and wife, Amanda Plante of record in Instrument No. 20151019-0106235 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 19, 2015. (Value of consideration shown in aforementioned deed $173,000.00.)

Being the same property conveyed to Hannah Katherine Evans by Quitclaim deed from Michael Scott Evans and Hannah Katherine Evans of record in Instrument No. 20170606-0056222 Register's Office for Davidson County, Tennessee, dated June 02, 2017 and recorded on June 06, 2017. (Value of consideration shown in aforementioned deed $1.00.)

Being the same property conveyed to Hannah Puffer, a single woman by Quitclaim deed from Hannah Puffer who acquired title as Hannah Katherine Evans of record in Instrument No. 20200619-0065297 Register's Office for Davidson County, Tennessee, dated June 10, 2020 and recorded on June 19, 2020. (Value of consideration shown in aforementioned deed $1.00.)

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Hannah Puffer, a single person of record in Instrument No. 20210827-0115978 Register's Office for Davidson County, Tennessee, dated August 24, 2021 and recorded on August 27, 2021. (Value of consideration shown in aforementioned deed $300,900.00.) Being also known as 136 Dodge Drive Nashville, Tennessee 37210.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 295,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 31st 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:

136 Dodge Drive, Nashville, TN 37210

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 31st, 2022 (date of document).

Kayla Short

Affiant Signature

January 31st, 2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 31st 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