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

Karen Johnson Davidson County
Batch# 809501 DEEDWARR
02/22/2022 01:23:30 PM 5 pgs
Fees: $28.00 Taxes: $2,286.60
20220222-0020016

Send tax bills to:
James Trevor Francis
105 Hartley Court
Nolensville, TN 37135

Name and address of new owner:
James Trevor Francis
105 Hartley Court
Nolensville, TN 37135

Map parcel number: 186040A10700CO

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,

James Trevor Francis, a married 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 9th day of February, 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 9th day of February, 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

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $618,000.00

AFFIANT

Subscribed and sworn to before me, this 9TH day of FEBRUARY, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

105 Hartley Court, Nolensville, TN 37135 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 105 Hartley Court, Nolensville, TN 37135

TAX PARCEL ID/APN (For informational purposes only): 186040A10700CO

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Final Plat of Burkitt Place, Phase IB, Section I, Cluster Lot Subdivision of record in Plat at Instrument 20061109-0139669, 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 Jeffrey O'Brien and Martha O'Brien, husband and wife by Warranty deed from Sarah L. Logon, an unmarried woman of record in Instrument No. 20180502-0041482 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 02, 2018. (Value of consideration shown in aforementioned deed $431,000.00.)

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Jeffrey O'Brien and Martha O'Brien, husband and wife of record in Instrument No. 20211008-0135573 Register's Office for Davidson County, Tennessee, dated October 04, 2021 and recorded on October 08, 2021. (Value of consideration shown in aforementioned deed $583,300.00.) Being also known as 105 Hartley Court Nolensville, Tennessee 37135.

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 2/9/22 (date of document).

Kayla Short
Affiant Signature

2/9/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 9TH day of FEBRUARY, 20 22,

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