Karen Johnson Davidson County
Batch# 812695 DEEDWARRSP
02/28/2022 04:10:30 PM 5 pgs
Fees: $28.00 Taxes: $1,332.00
20220228-0022706

This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
2170 Satellite Blvd., Ste. 450
Duluth, GA 30097
Tel. 770-497-9100

SPECIAL WARRANTY DEED

Send tax bills to:
Toby Echevarria
2269 Riverway Drive
Old Hickory, TN 37138

Name and address of new owner:
Toby Echevarria
2269 Riverway Drive
Tempe, AZ 85281

Map parcel number: 053060B15200CO

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,

Toby Echevarria, 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 appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant 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 encumbrances set forth hereinafter.

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, claiming by, through or under the grantor.

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 14Th 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 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 14Th day of February, 2022

Notary Public

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

Printed Name: Breana Snitker

My Commission Expires: 11-24-2024

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 360,000.00

AFFIANT

Subscribed and sworn to before me, this 14TH day of FEBRUARY, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
2269 Riverway Drive, Old Hickory, TN 37138 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2269 Riverway Drive, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 053060B15200CO

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Waterford, Phase 4B, R10 Residential P.U.D of record in Plat Book 7900, Page 770, 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 Jennifer Carol Carr, unmarried by Warranty deed from James H. Nevans, single of record in Instrument No. 20111215-0097556 Register's Office for Davidson County, Tennessee, dated December 06, 2011 and recorded on December 15, 2011.

Being the same property conveyed to Ryan Nervo, a single man by Warranty deed from Jennifer Carol Carr, unmarried of record in Instrument No. 20200102-0000096 Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 02, 2020.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Ryan Michael Nervo and Denise Rae Peters, husband and wife of record in Instrument No. 20210923-0128087 Register's Office for Davidson County, Tennessee, dated September 17, 2021 and recorded on September 23, 2021.

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 2/14/22 (date of document).

Kayla Short
Affiant Signature

2/14/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 14TH 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