Karen Johnson Davidson County
Batch# 816202 DEEDWARR
03/07/2022 07:18:30 AM 5 pgs
Fees: $28.00 Taxes: $1,601.73
20220307-0025290

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:
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: 116080I00200CO

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,

JoAnn McFarlin

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 this 21 day of February, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JoAnn McFarlin

STATE OF TENNESSEE

COUNTY OF Davidson

On this 21 day of February, 20 22, before me personally appeared JoAnn McFarlin, 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 (or person's) free act and deed.

Notary Public

Printed Name: Karlita Zirker

Commission Expires:

1-3-2023

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 432,900.00

AFFIANT

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

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:

4028B Woodmont Boulevard, Nashville, TN 37205 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4028B Woodmont Boulevard, Nashville, TN 37205

TAX PARCEL ID/APN (For informational purposes only): 116080I00200CO

A certain condominium located in Davidson County, Tennessee, being Unit No. 2 of Gania Clayton Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Gania Clayton Condominium of record in Book 5419, Page 648, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Glenna Baker Gershowitz, Trustee of the Glenna Baker Gershowitz Revocable Living Trust, U/A/D October 29, 1996 by Warranty deed from Glenna Baker Gershowitz, unmarried of record in Instrument No. 20111019-0081334 Register's Office for Davidson County, Tennessee, dated October 14, 2011 and recorded on October 19, 2011. (Value of consideration shown in aforementioned deed $235,000.00.)

Being the same property conveyed to Jo Ann McFarlin by Warranty deed from Glenna Baker Gershowitz, trustee of the Glenna Baker Gershowitz Revocable Living Trust, u/a/d October 29, 1996 of record in Instrument No. 20200102-0000503 Register's Office for Davidson County, Tennessee, dated December 29, 2019 and recorded on January 2, 2020. (Value of consideration shown in aforementioned deed $383,000.00.) Being also known as 4028B Woodmont Boulevard 2 Nashville, Tennessee 37205.

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

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 2/22/22 (date of document).

Kayla Short
Affiant Signature

2/2/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 22ND 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