Karen Johnson Davidson County
Batch# 819222 DEEDWARR
03/10/2022 01:03:30 PM 5 pgs
Fees: $28.00 Taxes: $2,497.50
20220310-0027894

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:
Shaneika R. Guice and Kevin D. Guice
2010 Benjamin Street
Nashville, TN 37206

Name and address of new owner:
Shaneika R. Guice and Kevin D. Guice
2010 Benjamin Street
Nashville, TN 37206

Map parcel number: 083060J00200CO

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,

Shaneika R. Guice and Kevin D. Guice, wife and husband

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.

Witness our hand this 28th 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 28th day of February, 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: 2010 Benjamin Street, Nashville, TN 37206

TAX PARCEL ID/APN (For informational purposes only): 083060J00200CO

Land in Davidson County, Tennessee, being Unit B, Homes at 2010 Benjamin Street, as established in the Declaration of Covenants, Conditions and Restrictions for Homes at 2010 Benjamin Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131011-0106933, Register's Office for Davidson County, Tennessee, and depicted on Exhibit "B" of said Declaration of Covenants, Conditions and Restrictions, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason Hammond and Julie Hammond, husband and wife by Warranty deed from Wilfred A. Lumbang and Dean H. Oleole, both unmarried of record in Instrument No. 20180621-0059696 Register's Office for Davidson County, Tennessee, dated June 18, 2018 and recorded on June 21, 2018. (Value of consideration shown in aforementioned deed $473,000.00.)

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Jason Hammond and Julie Hammond, husband and wife of record in Instrument No. 20210924-0128293 Register's Office for Davidson County, Tennessee, dated September 18, 2021 and recorded on September 24, 2021 . (Value of consideration shown in aforementioned deed $696,000.00.) Being also known as 2010 Benjamin Street B Nashville, Tennessee 37206.

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 $ 675,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 28th day of February, 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:
2010 Benjamin Street, Nashville, TN 37206

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 02/28/2022 (date of document).

Kayla Short

Affiant Signature

02/28/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 28th day of February, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

STATE OF GEORGIA NOTARY PUBLIC