Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1406

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $531,500.00

Affiant Debra Thomas, Auth. Signer of Opendoor

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8 day of April, 2022

Notary Public

Commission Expires: 5-18-2024

ALESSANDRA VALENZA
Notary Public, State of Arizona
Maricopa County
Commission # 587498
My Commission Expires
May 18, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rebecca Lindsey Shah and Ashish Shah 4028B Woodmont Boulevard Nashville, TN 37205	New Owner	116 08 01 002.00

Karen Johnson Davidson County
Batch# 842274 DEEDWARR
04/19/2022 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,966.55
20220419-0045246

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Opendoor Property C LLC, a Delaware Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca Lindsey Shah and Ashish Shah, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 by Warranty Deed from Glenna Baker Gershowitz, Trustee of the Glenna Baker Gershowitz Revocable Living Trust, U/A/D October 29, 1996 to JoAnn McFarlin, single, recorded January 2, 2020, as Instrument No. 20200102-0000503 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from JoAnn McFarlin to Opendoor Property C LLC, a Delaware Limited Liability Company, recorded March 7, 2022, as Instrument No. 20220307-0025290 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 4028B Woodmont Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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: Jacob Norgord

Title: Authorized Signor

STATE OF ARIZONA

COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jacob Norgord, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the **authorized signatory** for Opendoor Labs Inc., the sole member for OD Intermediate Holdco C LLC, the sole member for Opendoor Property Holdco C LLC, the sole member of Opendoor Property C, LLC, the within named Seller, a limited liability company, and that as such, executed the foregoing instrument by signing Jacob Norgord as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 8th day of April, 2022.

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

_____

Notary Public at Large
My commission expires: 11-24-2024

(Notary Seal)

Certificate of Authenticity

I, Joshua A. Terry, 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 April 8th 2022.

Affiant Signature

4/12/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/12/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON