Karen Johnson Davidson County
Batch# 897154 DEEDWARR
08/02/2022 07:43:30 AM 5 pgs
Fees: $28.00 Taxes: $1,820.03
20220802-0087601

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: 182-01-0A-102-00

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,

Jeremy Richard Carlson and wife Christina Pauline Carlson,

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 26 day of july, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeremy Richard Carlson

Jeremy Richard Carlson

Christina Pauline Carlson

Christina Pauline Carlson

STATE OF Texas

COUNTY OF Dallas

Document Name: Warranty Deed

Personally appeared before me, Talia J Brown, a Notary Public in and for said County and State, listed below, 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 26th day of July, 20 22

Talia J. Brown

Signers: Jeremy Richard Carlson and Christina Pauline Carlson

Notary Public

Printed Name: Talia J Brown

My Commission Expires: 09/22/2024

NOTARY PUBLIC STATE OF TEXAS

Talia J Brown

ID NUMBER
13269078-3
COMMISSION EXPIRES
September 22, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 816 Daybreak Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 182-01-0A-102-00

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 173, on the Plan of Phase One, Section Two, Sunset Hills, RS-10 Subdivision - Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeremy Richard Carlson and wife, Christina Pauline Carlson, from Anthony J. Kellogg and wife, Cara M. Kellogg, by Anthony J. Kellogg, her Attorney-in-Fact, dated May 15, 2012 and recorded May 17, 2012 in Instrument No. 20120517-0043011, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

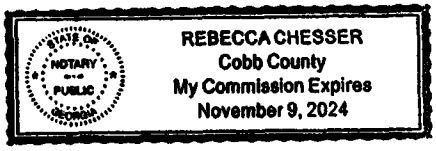
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 491,900.00

AFFIANT

Subscribed and sworn to before me, this 1ST day of AUGUST, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:

816 Daybreak Drive, Antioch, TN 37013 (Davidson)

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 8/1/22 (date of document).

Kayla Short

Affiant Signature

8/1/22

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 1ST day of AUGUST, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

