Karen Johnson Davidson County
Batch# 912754 DEEDWARR
09/06/2022 11:45:30 AM 5 pgs
Fees: $28.00 Taxes: $1,462.98
20220906-0099825

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: 04311009700

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,

Stacy Talley , an unmarried woman

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 27th day of August, 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.

Stacy Talley Stacy Talley

Stacy Talley

STATE OF Virginia

COUNTY OF Hampton

On this 27th day of August, 20 22, before me personally appeared Stacy Talley, 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: Tiphany Griffith

Commission Expires:

02/29/2024

Registration # 7730964

Tiphany Griffith
REGISTRATION NUMBER
7730964
COMMISSION EXPIRES
February 29, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 127 McArthur Drive, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 04311009700

Being a tract of land in Davidson County, Tennessee, situated on the westerly margin of McArthur Drive and being the northerly 50 feet and the southerly 50 feet to Lot 106 on the unrecorded plan of Anderson Estates, described according to a survey by the edge Group, dated February 21, 1995, Job No. 11-25-49, as follows;

Said Lot fronts 100 feet on the westerly margin of McArthur Drive, and extends back 146.1 feet on the southerly line and 140 feet on the northerly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Stacy Talley, unmarried by Warranty deed from Timothy S. Dyer and Kara J. Dyer, husband and wife of record in Instrument No. 20131230-0130752 Register's Office for Davidson County, Tennessee, dated December 06, 2013 and recorded on December 30, 2013. (Value of consideration shown in aforementioned deed $141,000.00.).

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $395,400.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 27th day of August, 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: 127 McArthur Drive, Madison, TN 37115

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 08/27/2022 (date of document).

Kayla Short

Affiant Signature

08/27/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 27th day of August, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

