Karen Johnson Davidson County
Batch# 917639 DEEDWARR
09/16/2022 11:26:30 AM 5 pgs
Fees: $28.00 Taxes: $2,049.06
20220916-0103513

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: 181-01-0B-246-00

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,

Mark T. Bowles II Allison Bowles , husband and wife

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 14th day of September, 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.

Mark T Bowles II

Mark T. Bowles II

Allison Bowles

Allison Bowles

STATE OF Texas

COUNTY OF Comal

On this 14th day of September, 20 22, before me personally appeared Mark T Bowles II and Allison Layne Bowles, 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.

Lauren Peterson

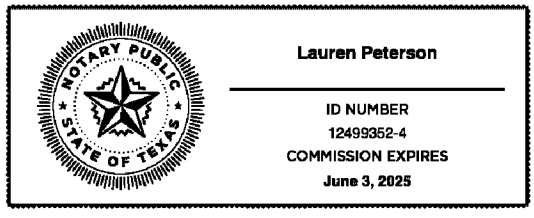
(Acknowledgement)

Notary Public

Printed Name: Lauren Peterson

Commission Expires:

06/03/2025



Notarized online using audio-video communication

EXHIBIT A

Legal Description

STREET ADDRESS: 7932 Kirkfield Drive, Nashville, TN 37211

COUNTY: Davidson

CLIENT CODE: 424879

TAX PARCEL ID/APN: 181-01-0B-246-00

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development of record in Plat at Instrument No. 20071214-0143931, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark T. Bowles II and wife, Allison Bowles by Warranty deed from Allen C. Hassall and Jodie Hassall, husband and wife of record in Instrument No. 20180910-0089329 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 10, 2018. (Value of consideration shown in aforementioned deed $344,500.00.) Being also known as 7932 Kirkfield Drive Nashville, Tennessee 37211.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

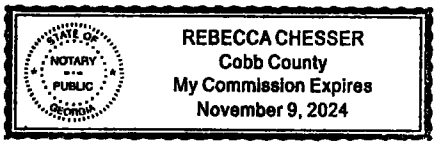
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $553,800.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 14th day of September, 20 22.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:
7932 Kirkfield Drive, Nashville, TN 3721

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 September 14, 2022 (date of document).

Kayla Short
Affiant Signature

9/14/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 14th day of September, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

