Karen Johnson Davidson County
Batch# 921913 DEEDWARR
09/27/2022 11:19:30 AM 6 pgs
Fees: $33.00 Taxes: $1,787.47
20220927-0106829

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: 08004000200

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,

Justin Webster and Artetta Leigh West Webster, a married couple

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 23rd 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.

Justin Webster

Justin Webster

Artetta Leigh West Webster

Artetta Leigh West Webster

STATE OF Nevada

COUNTY OF CLARK

On this 23rd day of September, 20 22, before me personally appeared Justin Webster, 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.

Mahaalyel Hughes

Notary Public

Printed Name: MAHAALYEL HUGHES

Commission Expires:

08/25/2023

MAHAALYEL HUGHES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 19-3464-01
Expires August 25, 2023

Notarial act performed by audio-video communication.

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS)
)
☐ City ☑ County of Collin)

On 09/24/2022 (Date) before me, Felecia Gwendolyn Smith (Notary Name),

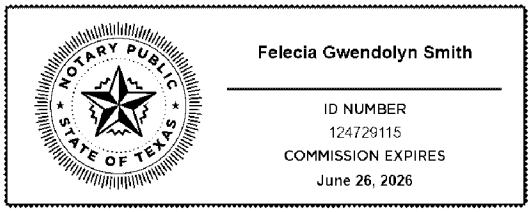
personally appeared Artetta Leigh West Webster
(Name(s) of Signer(s))

❑ personally known to me **-- OR --**

❑ proved to me on the basis of the oath of _____ (Name of Credible Witness) **-- OR --**

☑ proved to me on the basis of satisfactory evidence: driver_license (Type of ID Presented)

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.



WITNESS my hand and official seal.

Notary Public Signature: Felecia Gwendolyn Smith

Notary Name: Felecia Gwendolyn Smith

Notary Commission Number: 124729115

Notary Commission Expires: 06/26/2026

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 9-23-2022 Number of Pages (w/ certificate): 4

Signer(s) Other Than Named Above: Justin Webster

Capacity(ies) Claimed by Signer(s)

Signer's Name: Artetta Leigh West Webster

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
☑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: Self

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: _____

EXHIBIT A

Legal Description

STREET ADDRESS: 1600C Ashton Avenue, Nashville, TN 37218

COUNTY: Davidson

CLIENT CODE: 433939

TAX PARCEL ID/APN: 08004000200

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Richards Subdivision of record in Plat at Instrument No. 20021004-0121390, 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 Artetta West, a single woman by Warranty deed from Excel Builders of Tennessee of record in Instrument No. 20180702-0064113 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 02, 2018. (Value of consideration shown in aforementioned deed $213,800.00.)

Being the same property conveyed to Artetta Leigh West Webster and Justin Webster, a married couple, as joint tenants with right of survivorship, by Quitclaim deed from Artetta West n/k/a Artetta Leigh West Webster, married of record in Instrument No. 20191031-0112080 Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 31, 2019. (Value of consideration shown in aforementioned deed $0.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

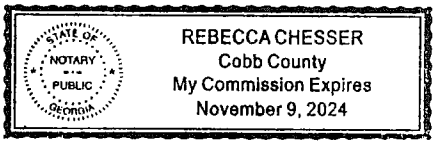
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $483,100.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 23 day of September, 2022.

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



Property address:
1600C Ashton Avenue, Nashville, TN 37218

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 23, 2022 (date of document).

Kayla Short
Affiant Signature

9/23/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 23 day of September, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

