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

Karen Johnson Davidson County
Batch# 940503 DEEDWARR
11/14/2022 10:02:30 AM 5 pgs
Fees: $28.00 Taxes: $1,306.10
20221114-0121066

Send tax bills to:
Cesar Jair Sanchez-Miller and Claudia Graciela Lee
127 McArthur Drive
Madison, TN 37115

Name and address of new owner:
Cesar Jair Sanchez-Miller and Claudia Graciela Lee
127 McArthur Drive
Madison, TN 37115

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,

Opendoor Property C LLC, a Delaware Limited Liability Company,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Cesar Jair Sanchez-Miller, single, and Claudia Graciela Lee, divorced not since remarried, as joint tenants with rights of survivorship

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.

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 10th day of November, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

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: Christina Thornton
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Zyrion Lee, a Notary Public in and for said County and State, Christina Thornton, 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 10th day of November, 2022.

_____
Notary Public

Printed Name: Zyrion Lee

My Commission Expires: 01-15-2025

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $353,000.00

AFFIANT

Subscribed and sworn to before me, this 10TH day of NOVEMBER, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

127 McArthur Drive, Madison, TN 37115(Davidson)

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 Opendoor Property C LLC, a Delaware limited liability company by Warranty Deed from Stacy Talley, an unmarried woman, dated August 27, 2022 and recorded September 6, 2022, of record in Instrument No. 20220906-0099825, Register's Office of Davidson County, Tennessee.

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 11/10/22 (date of document).

Kayla Short
Affiant Signature

11/10/22
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 10TH day of NOVEMBER, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

