Karen Johnson Davidson County
Batch# 941222 DEEDWARR
11/15/2022 11:11:30 AM 6 pgs
Fees: $33.00 Taxes: $1,940.65
20221115-0121678

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: 183 05 0A 357.00

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,

Nolan V Kelly and Joan S Kelly, husband and wife, as joint tenants

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 8th day of November, 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.

Nolan V Kelly

Nolan V Kelly

Joan S Kelly

Joan S Kelly

STATE OF Virginia

COUNTY OF Prince William

On this 8th day of November, 20 22, before me personally appeared Nolan V Kelly, 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.

Lucious Morris White Jr

Notary Public

Printed Name: Lucious Morris White Jr.

Commission Expires:

09/30/2024

COMMONWEALTH OF VIRGINIA · N · ELECTRONIC NOTARY PUBLIC

Lucious Morris White Jr.

REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2024

Notarized online using audio-video communication

VIRGINIA ACKNOWLEDGMENT

State of Virginia)
)
County of Loudoun County)

On 11/08/2022 *Date* before me, Nicholas Jermarel Bouknight *Notary Name*,

personally appeared Joan S Kelly *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: TN 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.

Nicholas Jermarel Bouknight
REGISTRATION NUMBER
7877764
COMMISSION EXPIRES
April 30, 2024

Notary Public Signature: _____

Notary Commission Number: 7877764

Notary Commission Expires: 04/30/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 11/08/2022 Number of Pages (w/ certificate): 4

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Joan S Kelly

☐ 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: N/A

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

Signer Is Representing: N/A

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 321 Catspaw Court, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 183 05 0A 357.00

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of October Woods, Phase 3, Section 9 of record in Instrument Number 20020916-0112495, 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 Nolan V. Kelly and Joan S. Kelly, husband and wife, as Joint tenants by Warranty deed from Lifestyle Home Builders, Inc., a Tennessee Corporation of record in Instrument No. 20040204-0013643 Register's Office for Davidson County, Tennessee, dated January 16, 2004 and recorded on February 04, 2004. (Value of consideration shown in aforementioned deed $229,900.00.) Being also known as 321 Catspaw Court Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 524,500.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 8th day of November, 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: 321 Catspaw Court, Antioch, TN 37013

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 11/08/2022 (date of document).

Kayla Short

Affiant Signature

11/08/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 8th day of November, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

