Karen Johnson Davidson County
Batch# 191714 DEEDWARR
02/05/2019 09:33:30 AM 4 pgs
Fees: $23.00 Taxes: $777.00
20190205-0010798

This instrument prepared by and (MAIL) instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration (or value, whichever is greater) for this transfer is $210,000.00.

Affiant

Notary Public
Subscribed and sworn this 4th day of February, 2019
My Commission Expires: 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Send tax bills to:
SWBC Mortgage Corp.
P.O. Box 11733
Newark, NJ 07101-4733

Name and address of new owner:
Saadiyah Ramadhan and Zaid Alhajaj
107 Nashboro Greens
Nashville, TN 37217

Map parcel number: 135-11-0C-004.00-CO

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 W22 LLC, a Delaware limited liability company,

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

Saadiyah Ramadhan a single woman and Zaid Alhajaj a single man, as tenants in common with right 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.

Witness our hand this 1st day of February, 2019, 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 W22 LLC, a Delaware limited liability company,
By: OS National LLC

Craig Bowman, Authorized Signer
Pursuant to the terms of a Limited Power of Attorney of record at Instrument No.: 20181231012665 8, Register's Office for Davidson County, Tennessee.

State of Georgia)
County of Gwinnett)

Personally appeared before me, T. Livingston, a Notary Public in and for said County and State, Craig Bowman, 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 1st day of February, 2019.

Notary Public:

Printed Name: T. Livingston

My Commission Expires:

T. LIVINGSTON NOTARY PUBLIC GEORGIA FAYETTE COUNTY

201902050010798

EXHIBIT A

For Information purposes only - Street Address: 107 Nashboro Greens, Nashville, TN 37217

County: Davidson

File Number: 161328

Tax Parcel ID/APN: 135-11-0C-004.00-CO

Land in Davidson County, Tennessee, being Unit No. 4 of Nashboro Village, Tract 18, Phase One, a Horizontal Property Regime with Private Elements, of record in Book 9700, Page 968, as amended in Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Jeremy Jones by Warranty deed from Westminster Homes of Tennessee, Inc. of record in Instrument No. 20011226-0141603 Register's Office for Davidson County, Tennessee, dated December 17, 2001 and recorded on December 26, 2001. (Value of consideration shown in aforementioned deed $125,990.00.).

Being the same property conveyed to Opendoor Property W22 LLC, a Delaware limited liability company by Warranty deed from Jeremy Jones, a single man of record in Instrument No. 20181008-0099610 Register's Office for Davidson County, Tennessee, dated October 02, 2018 and recorded on October 08, 2018. (Value of consideration shown in aforementioned deed $202,500.00.).

Being also known as 107 Nashboro Greens Nashville, Tennessee 37217.

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.