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

Send tax bills to:
Carrie B. Johnson and William I. Johnson
4831 Shshone Drive
Old Hickory, TN 37138

Name and address of new owner:
Carrie B. Johnson and William I. Johnson
4831 Shshone Drive
Old Hickory, TN 37138

Map parcel number: 065-13-0-082.00

Karen Johnson Davidson County
Batch# 195733 DEEDWARR
02/15/2019 10:50:30 AM 5 pgs
Fees: $28.00 Taxes: $869.50
20190215-0014221

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 W32 LLC, a Delaware limited liability company,

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

Carrie B. Johnson and William I. Johnson, wife and husband,

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 12th day of February, 20 19, 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 W32 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.: 201812310126658, 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 12th day of February 2019.

Notary Public:

Printed Name: T. Livingston

My Commission Expires:

T. LIVINGSTON NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES January 31, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $235,000.00.

AFFIANT – WILLIAM I. JOHNSON

AFFIANT – CARRIE B. JOHNSON

Subscribed and sworn to before me, this 14 day of February, 2019.

NOTARY PUBLIC

My Commission Expires:
6-7-22

Property address: 4831 Shshone Drive, Old Hickory, TN 37138

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4831 Shshone Drive, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 065-13-0-082.00

Land in Davidson County, Tennessee, being Lot No. 485 on the Plan of Section Five, Sherwood Forest of record in Plat Book 4660, Page 190, 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 Erin L. Davis and Jeffrey D. Davis, wife and husband by Warranty deed from Darla M. Chase, married of record in Instrument No. 20131212-0125703 Register's Office for Davidson County, Tennessee, dated December 10, 2013 and recorded on December 12, 2013. (Value of consideration shown in aforementioned deed $$142,000.00.) Being the same property conveyed to Erin L. Wehmeier by QuitClaim deed from Jeffrey D. Davis of record in Instrument No. 20180116-0004008 Register's Office for Davidson County, Tennessee, dated January 08, 2018 and recorded on January 16, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being the same property conveyed to Opendoor Property W32 LLC, a Delaware limited liability company by Warranty deed from Erin L. Wehmeier of record in Instrument No. 20180808-0078019 Register's Office for Davidson County, Tennessee, dated August 04, 2018 and recorded on August 08, 2018. (Value of consideration shown in aforementioned deed $220,000.00.) Being also known as 4831 Shshone Drive Old Hickory, Tennessee 37138.

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 14-20