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:
Rafaat Shalbe
4149 Pepperwood Drive
Antioch, TN 37013

Name and address of new owner:
Rafaat Shalbe
4149 Pepperwood Drive
Antioch, TN 37013

Map parcel number: 165-13-0A-055.00-CO

Karen Johnson Davidson County
Batch# 198867 DEEDWARR
02/25/2019 03:18:30 PM 5 pgs
Fees: $28.00 Taxes: $758.50
20190225-0017036

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,

Rafaat Shalbe and Mariam Eshak, husband and wife as joint tenants

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 20th day of Feb, 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 C 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, F. Hippolyte, 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 20th day of Feb, 2019.

Notary Public F. Hippolyte
Printed Name: F. Hippolyte
My Commission Expires: 7/18/2021

F. HIPPOLYTE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $205,000.00.

Rafaat Shalbe

AFFIANT – Rafaat Shalbe

Subscribed and sworn to before me, this 22nd day of February, 2019.

NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
NOV 0 8 2021

Property address: 4149 Pepperwood Drive, Antioch, TN 37013

EXHIBIT A

For Information purposes only - Street Address: 4149 Pepperwood Drive, Antioch, TN 37013

County: Davidson

File Number: 162506

Tax Parcel ID/APN: 165-13-0A-055.00-CO

Land in Davidson County, Tennessee, being Lot No. 391 on the Plan of Section Four, Peppertree Forest, a portion of Peppertree, Phase I. P.U.D of record in Plat Book 7900, Page 426, 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 Elliot S. Fitih, an unmarried person by Warranty Deed from Bradley Gallimore and Steven Oliver, both an unmarried man of record in Instrument No. 20100601-0041786, Register's Office for Davidson County, Tennessee, dated May 25, 2010 and recorded on June 01, 2010. (Value of consideration shown in aforementioned deed $129,900.00.).

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Elliot S. Fitih, joined by his spouse, Samantha D. Fitih of record in Instrument No. 20181211-120587 Register's Office for Davidson County, Tennessee, dated December 07, 2018 and recorded on December 11, 2018. (Value of consideration shown in aforementioned deed $190,000.00.).

Being also known as 4149 Pepperwood Drive Antioch, Tennessee 37013.

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY