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:
Jesus Camillo Perez and Siryi Pavia Rodriguez Cardona
2980 Mossdale Drive
Antioch, TN 37013

Name and address of new owner:
Jesus Camillo Perez and Siryi Pavia Rodriguez Cardona
2980 Mossdale Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 227485 DEEDWARR
05/08/2019 11:58:30 AM 5 pgs
Fees: $28.00 Taxes: $839.90
20190508-0043092

Map parcel number: 150-06-0-006.00

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,

Opendoor Property J LLC, a Delaware Limited Liability Company,

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

Jesus Camillo Perez and Siryi Pavia Rodriguez Cardona, husband and wife,

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 25th day of April, 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 J 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, Rachel Shirey, 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 25 day of April, 2019.

Notary Public:
Printed Name: Rachel Shirey
My Commission Expires: 2/13/21

RACHEL SHIREY
Notary Public, Georgia
Hall County
My Commission Expires
February 13, 2021

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2980 Mossdale Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 150-06-0-006.00

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Section 7, Cherry Hills of record in Plat Book 4660, Page 49, 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 Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Welde Sylvain, a married person of record in Instrument No. 20190322-0026263 Register's Office for Davidson County, Tennessee, dated March 21, 2019 and recorded on March 22, 2019. (Value of consideration shown in aforementioned deed $210,300.00.)

Being also known as 2980 Mossdale Drive, Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $227,000.00.

AFFIANT

Subscribed and sworn to before me, this 26th day of April, 2019.

NOTARY PUBLIC

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires:
11/5/2019

Property address: 2980 Mossdale Drive, Antioch, TN 37013

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212