Karen Johnson Davidson County
Batch# 230241 DEEDWARR
05/15/2019 02:35:30 PM 5 pgs
Fees: $28.00 Taxes: $703.00
20190515-0045876

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:
Nereida Ortega-Navarro
100 Colemont Drive
Antioch, TN 37013

Name and address of new owner:
Nereida Ortega-Navarro
100 Colemont Drive
Antioch, TN 37013

Map parcel number: 148-14-0-220.00

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 W35 LLC, a Delaware limited liability company,

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

Nereida Ortega-Navarro, a single person,

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 10th day of May, 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 W35 LLC, a Delaware limited liability company
By: OS National LLC

Melanie Bibb, 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, Melanie Bibb, 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 10 day of May, 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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $190,000.00.

Nereida Ortega Navarro

AFFIANT – Nereida Ortega-Navarro

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

Kelsie Holloway

NOTARY PUBLIC

My Commission Expires:

8-16-20

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

Property address: 100 Colemont Drive, Antioch, TN 37013

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 100 Colemont Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 148-14-0-220.00

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Haywood Forest, Section Three Subdivision of record in Plat Book 5200, Page 245, 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 W35 LLC, a Delaware Limited Liability Company by Warranty deed from Kellionta N. Mason and Marcus Mason, wife and husband of record in Instrument No. 20180925-0094656 Register's Office for Davidson County, Tennessee, dated September 19, 2018 and recorded on September 25, 2018. (Value of consideration shown in aforementioned deed $191,000.00.)

Being also known as 100 Colemont Drive, Antioch, Tennessee 37013.

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)