Karen Johnson Davidson County
Batch# 235527 DEEDWARR
05/29/2019 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20190529-0050351

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:
Charlene Rae Garrett and Amy Janette Garrett
3148 Hidden Creek Drive
Antioch, TN 37013

Name and address of new owner:
Charlene Rae Garrett and Amy Janette Garrett
3148 Hidden Creek Drive
Antioch, TN 37013

Map parcel number: 173-16-0A-041.00-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 D LLC, a Delaware limited liability company,

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

Charlene Rae Garrett, an unmarried woman and Amy Janette Garrett, an unmarried woman, 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 20th 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 D LLC, a Delaware limited liability company

By: OD Equity Owner D LLC, its sole Member
By: Opendoor Property Acquisition Fund LP, its sole Member
By: Opendoor GP LLC, its General Partner
By: Opendoor Labs Inc., its sole Member

By: _____

Name: Nicholas Krause

Title: Authorized Signer

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, Ashley Prior, a Notary Public in and for said County and State, Nicholas Krause, 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 20 day of May, 20 19

_____

Notary Public

ASHLEY PRIOR
Notary ID #131518400
My Commission Expires
April 5, 2022

Printed Name: Ashley Prior

My Commission Expires: April 5, 2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration (or value, whichever is greater) for this transfer is $300,000.00.

AFFIANT – Charlene R Garrett

AFFIANT – Amy J Garrett

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-28-2019

Subscribed and sworn to before me, this 24 day of May, 2019.

NOTARY PUBLIC

My Commission Expires:
7/28/19

Property address: 3148 Hidden Creek Drive, Antioch, TN 37013

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3148 Hidden Creek Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 173-16-0A-041.00-CO

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Final Plat of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Plat at Instrument No. 20030213-0020016, and Surveyors Certificate of Correction recorded in Instrument No. 20031120-0169641 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 D LLC, a Delaware limited liability company by Warranty deed from Joshua McCormack and Kristen McCormack, husband and wife of record in Instrument No. 20190322-0026217 Register's Office for Davidson County, Tennessee, dated March 19, 2019 and recorded on March 22, 2019. (Value of consideration shown in aforementioned deed $282,600.00.)

Being also known as 3148 Hidden Creek Drive, Nashville, Tennessee 37013.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)