This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Suite 200
Duluth, GA 30097
This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100
File No: OD-NAS-182897

Send tax bills to:
John Weldon and Kirsen Hoffacker
1431 Mohawk Trail Madison, TN 37115
Name and address of new owner:
John Weldon and Kirsen Hoffacker
1431 Mohawk Trail Madison, TN 37115

Karen Johnson Davidson County
Batch# 253852 DEEDWARR
07/08/2019 03:31:11 PM 4 pgs
Fees: $23.00 Taxes: $684.50
20190708-0066399

Map parcel number: 063-02-0-063.00
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 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,

John M. Weldon, single and Kiersen Hoffacker, single, as tenants in common with rights 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-VRES-19-1431

EXECUTED EFFECTIVE this the 14th **day of** June, **20** 19.

GRANTOR:

OPENDOOR PROPERTY D LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: OD EQUITY OWNER D LLC,
A DELAWARE LIMITED LIABILITY COMPANY
Its: Sole Member
By: OPENDOOR PROPERTY ACQUISITION FUND LP,
A DELAWARE LIMITED PARTNERSHIP
Its: Sole Member
By: OPENDOOR GP LLC,
A DELAWARE LIMITED LIABILITY COMPANY
Its: General Partner
By: OPENDOOR LABS INC.,
A DELAWARE CORPORATION
Its: Sole Member

By: _____

Name: Nicholas Krause
Title: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on the 14 **day of** June, **20** 19, **by** Nicholas Krause, **Authorized Signatory, OPENDOOR LABS INC., Sole Member of OPENDOOR GP LLC, General Partner of OPENDOOR PROPERTY ACQUISITION FUND LP, Sole Member of OD EQUITY OWNER D LLC, the Sole Member of OPENDOOR PROPERTY D LLC, a Delaware limited liability company, on behalf of said entity.**

_____
Notary Public, State of Texas

KYIESHA SMITH
Notary Public, State of Texas
Comm. Expires 01-11-2023
Notary ID 129276273

** Land in Davidson County, Tennessee, being Lot No. 53 and the Southerly 25 feet of Lot No. 54, on the

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 1431 Mohawk Trail, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 063-02-0-063.00

Map or Plan of Nawakwa Hills, Powwow Addition, Section No. 2, as shown by plat of record in Plat Book 974, Page 10, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Said Lot No. 53 and the Southerly 25 feet of Lot No. 54 adjoin and together front 75 feet on the Easterly side of Whoopes Trail, and extends back Easterly between parallel lines 150 feet to a deed line and measures 75 feet thereon.

Being the same property conveyed to Deborah S. Duff, a single woman by Warranty deed from Edwin U. Alvarado and Emi E. Alvarado, husband and wife of record in Instrument No. 20100419-0029211 Register's Office for Davidson County, Tennessee, dated April 15, 2010 and recorded on April 19, 2010. (Value of consideration shown in aforementioned deed $109,000.00.) Being the same property conveyed to Opendoor Property D LLC, a Delaware Limited Liability Company by Warranty deed from Deborah S. Duff, a single woman of record in Instrument No. 20190430-0039579 Register's Office for Davidson County, Tennessee, dated April 24, 2019 and recorded on April 30, 2019. (Value of consideration shown in aforementioned deed $165,500.00.) Being also known as 1431 Mohawk Trl. Madison, Tennessee 37115.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $185,000.00.

AFFIANT – John M. Weldon

AFFIANT – Kiersen Hoffacker

Subscribed and sworn to before me, this 3 day of July, 2019.

NOTARY PUBLIC

My Commission Expires:
11/8/21

Property address: 1431 Mohawk Trail, Madison, TN 37115

