Karen Johnson Davidson County
Batch# 255013 DEEDWARR
07/10/2019 02:20:30 PM 5 pgs
Fees: $28.00 Taxes: $562.40
20190710-0067298

This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-179906

This instrument may be returned to:
OS National, LLC
2170 Satellite Blvd., Ste. 450
Duluth, GA 30097
Tel. 770-497-9100

WARRANTY DEED

Send tax bills to:
Opendoor Property J LLC, a Delaware Limited Liability Company
405 Howard Street Suite 550
Name and address of new owner:
Opendoor Property J LLC, a Delaware Limited Liability Company
405 Howard Street Suite 550

Map parcel number: 6-03-0A-020.00-CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

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,

Hishyar Ismail and Afrah Essa, Husband and Wife

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

Opendoor Property J LLC, a Delaware Limited Liability Company

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 8th day of July, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Hishyar Ismail

Afrah Essa

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of July, 2019, before me personally appeared Hishyar Ismail, Afrah Essa, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Steven W. Nordstrom

Commission Expires:

10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

STREET ADDRESS: 4000 Anderson Road, Unit Apt 20, Nashville, TN 37217

COUNTY: Davidson

CLIENT CODE: OD-NAS-179906

TAX PARCEL ID/APN: 136-03-0A-020.00-CO

A certain Condominium apartment in Davidson County, Tennessee, being Townhouse No. 20, Building No. 4 In a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, Page 79, Register's Office of Davidson County, Tennessee and revised in Book 4460, Page 88, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Hishyar Ismail by Special Warranty deed from NationsCredit Financial Services Corporation of record in Instrument No. 20130612-0059956 Register's Office for Davidson County, Tennessee, dated June 10, 2013 and recorded on June 12, 2013. (Value of consideration shown in aforementioned deed $48,000.00.) Being also known as 4000 Anderson Road , Tennessee 34217.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $152,000.00.

AFFIANT - Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for Opendoor Property J LLC, a Delaware Limited Liability Company

Subscribed and sworn to before me, this 9th day of July, 2019.

NOTARY PUBLIC
My Commission Expires:
1-31-21

T. LIVINGSTON NOTARY PUBLIC EXPIRES GEORGIA January 31, 2021 DEKALB COUNTY

Property address: 4000 Anderson Road, Unit 20, Nashville, TN 37217

True Copy Certification

I, Lyn Thomas, 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: Lyn Thomas

State of GEORGIA
County of GWINNETT

Personally appeared before me, SANDRA J. JOHNSON a notary public for this county and state, Lyn Thomas, 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:
Notary' Seal (if on paper)

SANDRA J. JOHNSON NOTARY PUBLIC GEORGIA EXPIRES February 8, 2022 GWINNETT COUNTY