19NT004466

Karen Johnson Davidson County
Batch# 261003 DEEDWARR
07/23/2019 01:37:30 PM 5 pgs
Fees: $28.00 Taxes: $869.50
20190723-0072265

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-181750

Send tax bills to:
Iduanys Sanchez
9021 Ristau Drive Antioch, TN 37013

Name and address of new owner:
Iduanys Sanchez
9021 Ristau Drive Antioch, TN 37013

Map parcel number: 182060A38400C0
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 C LLC, a Delaware Limited Liability Company

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

Iduanys Sanchez, a married man

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 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.

Opendoor Property C LLC, a Delaware limited liability company

By: Opendoor Property Holdco C LLC, its sole member
By: OD Intermediate Holdco C LLC, its sole member
By: Opendoor Labs Inc., its sole member

By: _____

Name: Nicholas Krause

Title: Authorized Signer

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, Hannah Fairchild, 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 10 day of July, 2019

_____

Notary Public

Printed Name: Hannah Fairchild

My Commission Expires: 04/24/2021

HANNAH FAIRCHILD
Notary Public, State of Texas
Comm. Expires 04-24-2021
Notary ID 131099470

EXHIBIT A

STREET ADDRESS: 9021 Ristau Drive, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: OD-NAS-181750

TAX PARCEL ID/APN: 182060A38400C0

Land in Davidson County, Tennessee, being Lot No. 321, on the Plan of Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section Two of record in Plat at Instrument No. 20070516¬0058484, 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 C LLC, by Warranty Deed from Ashford D. Reed and Latoya L. Reed aka Latoya T. Reed, dated 05/02/2019 and recorded 05/09/2019 as Document No. 20190509¬0043681, Register's Office for Davidson County, TN.

This is an improved property commonly known as 9021 Ristau Dr, Antioch, TN 37013

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $ 235,000

AFFIANT – Iduanys Sanchez

Subscribed and sworn to before me, this 19th day of July, 2019.

NOTARY PUBLIC
My Commission Expires:
10-7-19

Property address: 9021 Ristau Drive, Antioch, TN 37013

SEAN HUDDLESTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston 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: 03-08-2021

Notary's Seal: