Karen Johnson Davidson County
Batch# 265484 DEEDWARR
08/02/2019 09:28:41 AM 3 pgs
Fees: $18.00 Taxes: $810.30

20190802-0076454

Affidavit of Value

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

The Actual Consideration (or value, whichever is greater) for this transfer is $219,000.00

Amanda E Bancs
Affiant

Subscribed and sworn to before me this 31st day of July, 2019

NOTARY PUBLIC

My Commission Expires: 7.6.2020

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Suite 200
Duluth, GA 30097

This instrument may be returned to:
Premier Land Title and Escrow, LLC
528 N. Walnut St
Murfreesboro, TN 37129

Send tax bills to:
First National Bank of Middle Tennessee
200 East Main St
McMinnville, TN 37110

Property Address: 1909 Peaceful Brook Ct, Antioch, TN 37013

Name and address of new owner:
Erika Yazmin Lugo and Daniel John Kroeger
1909 Peaceful Brook Drive Antioch, TN 37013
Map parcel number: 164-16-0A-123.00 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 J LLC, a Delaware Limited Liability Company

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

Erika Yazmin Lugo, an unmarried woman and Daniel John Kroeger, an unmarried 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 25th day of June, 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 J LLC, a Delaware limited liability company

By: Opendoor Labs Inc., as an authorized person

By: [signature]
Name: Ashley Price
Title: Authorized Signer

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, Kyiesha Smith, a Notary Public in and for said County and State, Ashley Price, 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 25 day of June, 2019

[signature]
Notary Public

Printed Name: Kyiesha Smith

My Commission Expires: 01/11/2023

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

EXHIBIT A

STREET ADDRESS: 1909 Peaceful Brook Drive, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: OD-NAS-184923

TAX PARCEL ID/APN: 164-16-0A-123.00 CO

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section Five, Meadow Woods, of record in Plat at Instrument No. 20010605-0058130, 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 J, LLC, a Delaware limited liability company, by Warranty Deed from Angela Renae Hersey, unmarried, dated 4/17/19 and recorded 4/24/19 in Instrument No.

20190424-0037573; and being the same property previously conveyed to Angela Renae Hersey by Warranty Deed from Liz Hernandez, unmarried, dated 8/31/09 and recorded 9/9/09 in Instrument No. 20090909-0084523, Register's Office for Davidson County, Tennessee.