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-184062

Karen Johnson Davidson County
Batch# 266453 DEEDWARR
08/05/2019 09:02:30 AM 5 pgs
Fees: $28.00 Taxes: $732.60
20190805-0077042

Send tax bills to:
Merseret Benti
4168 Saddlecreek Way Antioch, TN 37013

Name and address of new owner:
Merseret Benti
4168 Saddlecreek Way Antioch, TN 37013
Map parcel number: 175 02 0B 169.00
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 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,

Merseret Benti, a single woman

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 Prior
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 Prior, 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: 4168 Saddlecreek Way, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: OD-NAS-184062

TAX PARCEL ID/APN: 175 02 0B 169.00

Land in the First Civil District of Davidson County, Tennessee, being Unit No. 2404 of Old Hickory Commons, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Amotated , and as establ ished by Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons of record in Instrument No. 20080317-0026338, as supplemented in Instrument No. 20081117-0113467, as further amended by Instrument No. 20101222-0101832, Instrument No. 20130322-0028759, and Instrument No. 20140207-0011094, in the Register's Office for Davidson County, TennescPP, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as setforth in said Dedaration and Master Deed. Reference is hereby made to the plan of Old Hickory Commons, Section Two and Three, as shown on Exhibit Map to theAmendment toAmended and Restated Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Sections Two and Three of record in InstrumentNo. 20140207-0011094, in the Register's Office for Davidson County Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Lauren J. Whitaker, a single person by Warranty deed from Ole South Properties, Inc,, a Tennessee Corporation of record in Instrument No. 20150409-0031222 Register's Office for Davidson County Tennessee dated Mardi 31, 2015 and recorded on April 09, 2015. (Value of consideration shown in aforementioned deed $124,470.00.)

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Lauren J. Whitaker, a single person of record in Instrument No. 20190401-0029271 Register's Office for Davidson County, TennesePP, dated Mardi 29, 2019 and recorded on April 01, 2019. (Value of consideration shown in aforementioned deed $181,000.00.)

Being also known as 4168 Saddlecreek Way 2404 Antioch, Tennessee 37013.

Property address being provided for informational purpose only.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidsoncounty)

The actual consideration (or value, whichever is greater) for this transfer is $ 198,000.00

AFFIANT

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

NOTARY PUBLIC
My Commission Expires:
12.03.19

Property address: 4168 Saddlecreek Way, Antioch, TN 37013

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

