This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-181152

Karen Johnson Davidson County
Batch# 268618 DEEDWARR
08/08/2019 09:40:30 AM 5 pgs
Fees: $28.00 Taxes: $851.37
20190808-0078959

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Opendoor Property D LLC, a Delaware limited liability company
405 Howard St. Suite 550, San Francisco, CA 94105

Name and address of new owner:
Opendoor Property D LLC, a Delaware limited liability company
405 Howard St. Suite 550, San Francisco, CA 94105

WARRANTY DEED

Map parcel number: 087-01-0A-058.00-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,

Glenn Astarita and Tina Astarita, husband and wife

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

Opendoor Property D 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 30 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.

Glenn Astarita

Tina Astarita

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30TH day of July, 2019, before me personally appeared GLENN ASTARITA & TINA ASTARITA, 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: CLARISSA BLAKE

Commission Expires:

1/3/23

CLARISSA BLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

EXHIBIT A

Legal Description

STREET ADDRESS: 4261 Chesney Glen Drive, Hermitage, TN 37076

COUNTY: Davidson

CLIENT CODE: OD-NAS-181152

TAX PARCEL ID/APN: 087-01-0A-058.00-CO

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Section 1A, Chesney Glen of record in Plat Book 9700, Page 288, 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 Glenn Astarita, an unmarried man by Warranty deed from Stephanie Michelle Miller-Vander Velden and Joshua James Vander Velden, husband and wife of record in Instrument No. 20080307-0023450 Register's Office for Davidson County, Tennessee, dated February 29, 2008 and recorded on March 07, 2008. (Value of consideration shown in aforementioned deed $161,500.00.) Being the same property conveyed to Glenn Astarita and wife, Tina Astarita by Quitclaim deed from Glenn Astarita of record in Instrument No. 20180409-0033093 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on April 09, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 4261 Chesney Glen Drive Hermitage, Tennessee 37076.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $230,100.00.

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

Subscribed and sworn to before me, this 30 day of July, 2019.

NOTARY PUBLIC
My Commission Expires:
7-2023

Property address: 4261 Chesney Glen Drive, Hermitage, TN 37076

Natalyn Faith Kingry Notary Public Gwinnett County, Georgia

True Copy Certification

I, Melissa Woods, 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: Melissa Woods

State of GEORGIA
County of GWINNETT

Personally appeared before me, Kelly Grady, a notary public for this county and state, Melissa Woods, 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)

