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-183942

Send tax bills to:
Ardeshir Akbari
1005 Brittany Park Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 276768 DEEDWARR
08/27/2019 09:51:30 AM 4 pgs
Fees: $23.00 Taxes: $695.60
20190827-0086123

Name and address of new owner:
Ardeshir Akbari
1005 Brittany Park Drive
Antioch, TN 37013

Map parcel number: 162-12-0A-002.00-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 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,

Ardeshir Akbari, Single

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 13th day of August, 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: Kyiesha Smith

Title: Authorized Signer

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, Nicholas Krause, a Notary Public in and for said County and State, Kyiesha Smith, 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 13 day of August, 2019

_____

Notary Public

Printed Name: Nicholas Krause

My Commission Expires: 10-29-22

NICHOLAS KRAUSE
Notary Public, State of Texas
Comm. Expires 10-29-2022
Notary ID 131775934

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $ 188,000.00

AFFIANT – [redacted]

Subscribed and sworn to before me, this 23rd day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 11-8-21

Property address: 1005 Brittany Park Drive, Antioch, TN 37013

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 1005 Brittany Park Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only):

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Brittany Park, Phase IA of record in Plat Book 9700, Page 46, 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, a Delaware Limited Liability Company by Warranty deed from Arnold W. Preheim and Marci M. Preheim of record in Instrument No. 20190520-0047176 Register's Office for Davidson County, Tennessee, dated May 14, 2019 and recorded on May 20, 2019.