This instrument prepared by and (MAIL) instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 280653 DEEDWARR
09/04/2019 01:35:30 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20190904-0089365

Send tax bills to:
SWBC mortgage
9311 San Pedro #100
San Antonio, TX 78216

Name and address of new owner:
Nashat Ayoub and Nesrien Sedhom
2317 Green Trails Court
Antioch, TN 37013

Map parcel number: 162-13-0A-014.00

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 D LLC, a Delaware limited liability company,

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

Nashat Ayoub and Nesrien Sedhom, husband and wife

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 20th day of May, 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 D LLC, a Delaware limited liability company

By: OD Equity Owner D LLC, its sole Member
By: Opendoor Property Acquisition Fund LP, its sole Member
By: Opendoor GP LLC, its General Partner
By: Opendoor Labs Inc., its sole Member

By: _____

Name: Nicholas Krause

Title: Authorized Signer

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, Ashley Prior, 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 20 day of May, 2019

_____

Notary Public

Printed Name: Ashley Prior

My Commission Expires: April 5, 2022

ASHLEY PRIOR
Notary ID #131518400
My Commission Expires
April 5, 2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Rutherford)

The actual consideration (or value, whichever is greater) for this transfer is $300,000.00.

AFFIANT – Nashat Ayoub

NESRIEN SEDHom
AFFIANT – Nesrien Sedhom

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

Jami K. Averwater
NOTARY PUBLIC

My Commission Expires:
01-03-22

Property address: 2317 Green Trails Court, Antioch, TN 37013

JAMI K. AVERWATER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 01-03-2022
COUNTY OF DAVIDSON

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2317 Green Trails Court, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 162-13-0A-014.00

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat Greenwood Subdivision, Phase One of record in Plat at Instrument No. 20000922-0094259, and amended in Instrument No. 20010605-0058472 and Instrument No. 20030624-0086995, 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 D LLC, a Delaware limited liability company by Warranty deed from Kentrell L. Hampton and Kimberly Y. Hampton, husband and wife of record in Instrument No. 20180924-0094022 Register's Office for Davidson County, Tennessee, dated September 17, 2018 and recorded on September 24, 2018. (Value of consideration shown in aforementioned deed $329,500.00.)

Being also known as 2317 Green Trails Court, Antioch, Tennessee 37013.

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)