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-194381

Karen Johnson Davidson County
Batch# 285026 DEEDWARR
09/12/2019 12:35:30 PM 5 pgs
Fees: $28.00 Taxes: $862.10
20190912-0092511

Send tax bills to: New Owner

**Name and address of new owner:**
Evgeniy Karaman and Irina Karaman
~~8413 Hardy Circle~~ 9510 Calistoga Way
Brentwood, TN 37027

Map parcel number: 181-14-0A-139.00-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,

**Evgeniy Karaman and Irina Karaman, 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 10 day of September, 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: Nicholas Krause
Title: Authorized Signer

STATE OF TX

COUNTY OF Dallas

Personally appeared before me, Kyiesha Smith, 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 10 day of September, 2019

_____
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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE )

COUNTY OF Williamson )

The actual consideration (or value, whichever is greater) for this transfer is $233,000.00.

AFFIANT - Evgeniy Karadjov

AFFIANT - Irina Karadjova

Subscribed and sworn to before me, this 11th day of Sept., 2019.

NOTARY PUBLIC
My Commission Expires:
12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

Property address: 8413 Charbay Circle, Brentwood, TN 37027

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 8413 Charbay Circle, Brentwood, TN 37027

TAX PARCEL ID/APN (For informational purposes only): 181-14-0A-139.00-CO

Land in Davidson County, Tennessee, being Unit 193 on the Plan of The Villas at Concord Place, Phase 3, as shown on Exhibit A-1 to the second supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place, of record in Instrument No. 20060731¬0092350, in the Registers 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 EPSQ, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190521-0048058 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on recorded May 21, 2019.

## 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)