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-190833

Karen Johnson Davidson County
Batch# 288728 DEEDWARR
09/20/2019 08:58:30 AM 5 pgs
Fees: $28.00 Taxes: $888.00
20190920-0095619

Send tax bills to:
Tracy-Ann Letts-Batts
5021 Cobblestone Creek Drive
Whites Creek, TN 37189

Name and address of new owner:
Tracy-Ann Letts-Batts
5021 Cobblestone Creek Drive
Whites Creek, TN 37189
Map parcel number: 041-01-0A-005.00-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 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,

Tracy-Ann Letts-Batts, a single person

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 J LLC, a Delaware limited liability company

By: Opendoor Labs Inc., as an authorized person

By: _____

Name: Kyiesha Smith

Title: Authorized Signer

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, Nicolas 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, 20 19

_____

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

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 5021 Cobblestone Creek Drive, Whites Creek, TN 37189

TAX PARCEL ID/APN (For informational purposes only): 041-01-0A-005.00-CO

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat of Cobblestone Creek, Phase One of record in Plat at Instrument No. 20040804-0093431, 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 J LLC, a Delaware Limited Liability Company by Warranty deed from Amelia E. Dukes and James Edward Dukes, husband and wife of record in Instrument No. 20190710-0067332 Register's Office for Davidson County, Tennessee, dated July 05, 2019 and recorded on July 10, 2019.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $240,000.00.

AFFIANT - Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for Tracy-Ann Letts Batts

Subscribed and sworn to before me, this 13th day of September, 2019.

NOTARY PUBLIC
My Commission Expires:
4/5/22

Property address: 5021 Cobblestone Creek Drive, Whites Creek, TN 37189

JAIME HILL NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA APRIL 5, 2022

True Copy Certification

I, Lyn Thomas, 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.

Lyn Thomas

Signature: Lyn Thomas

State of GEORGIA
County of GWINNETT

Personally appeared before me, SANDRA J. JOHNSON a notary public for this county and state, Lyn Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandra J. Johnson

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

SANDRA J. JOHNSON NOTARY PUBLIC GEORGIA GWINNETT COUNTY EXPIRES February 8, 2022