This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-191781

Karen Johnson Davidson County
Batch# 288866 DEEDWARR
09/20/2019 01:20:30 PM 5 pgs
Fees: $28.00 Taxes: $776.63
20190920-0095838

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 J LLC, a Delaware Limited Liability Company
405 Howard Street Suite 550
San Francisco, CA 94105

Name and address of new owner:
Opendoor Property J LLC, a Delaware Limited Liability Company
405 Howard Street Suite 550
San Francisco, CA 94105
Map parcel number: 087-05-0A-110.00-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,

Barbara Johnson, an unmarried woman

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

Opendoor Property J 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 16th 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.

Barbara Johnson

Barbara Johnson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16th day of September, 2019, before me personally appeared Barbara Johnson, 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: India K Scruggs

Commission Expires:

11/03/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

STREET ADDRESS: 5620 Royal Court, Hermitage, TN 37076

COUNTY: Davidson

CLIENT CODE: OD-NAS-191781

TAX PARCEL ID/APN: 087-05-0A-110.00-CO

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Final Plat of Farmingham Woods, Phase III of record in Plat Book 7900, Page 554, 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 Don Ignatz and Barbara Johnson by Warranty deed from Fidel J. Vasquez and wife, Ivon E. Vasquez of record in Instrument No. 20180424-0038454 Register's Office for Davidson County, Tennessee, dated April 17, 2018 and recorded on April 24, 2018.

Don Ignatz died January 17, 2019, leaving Barbara Johnson as his surviving spouse.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $209,900.00.

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

Subscribed and sworn to before me, this 18th day of September, 2019.

NOTARY PUBLIC
My Commission Expires:
4/5/22

Property address: 5620 Royal Court, Hermitage, TN 37076

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.

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.

Notary's Signature

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

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