This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-188112

Karen Johnson Davidson County
Batch# 290183 DEEDWARR
09/24/2019 10:25:30 AM 5 pgs
Fees: $28.00 Taxes: $976.43
20190924-0096904

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400
Duluth, GA 30096Tel. 770-497-9100

WARRANTY DEED

Send tax bills to:
Opendoor Property J LLC, a Delaware Limited Liability Company
405 Howard St. Suite 550
San Francisco, CA 94105

Name and address of new owner:
Opendoor Property J LLC, a Delaware Limited Liability Company
405 Howard St. Suite 550
San Francisco, CA 94105

Map parcel number: 182-06-0A-290.00-CO
Source of Title: See Exhibit "A" attached hereto and incorporated herein.

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,

Thomas C. Byrd, unmarried

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 19 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.

Thomas C. Byrd

STATE OF ~~TENNESSEE~~ GA

COUNTY OF Cobb

On this 19 day of Sept, 2019, before me personally appeared Thomas C. Byrd, 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: Diane M. Henderson

Commission Expires:

1/10/23

DIANE M HENDERSON
Notary Public - State of Georgia
Cobb County
My Commission Expires Jan 10, 2023

EXHIBIT A

STREET ADDRESS: 8841 Cressent Glen Court, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: OD-NAS-188112

TAX PARCEL ID/APN: 182-06-0A-290.00-CO

Land in Davidson County, Tennessee, being Lot No. 355 on the Plan of Final Plat of For Cluster-Lot Subdivision Old Hickory Hills, Phase Three Section One of record in Plat at Instrument No. 20060420-0045296, 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 Thomas C. Byrd and wife, Jennifer P. Byrd by Warranty deed from Celebration Homes, LLC of record in Instrument No. 20090925-0089427 Register's Office for Davidson County, Tennessee, dated September 23, 2009 and recorded on September 25, 2009.

Note : Divorced between Jennifer P. Byrd nka Lorelai Khaleesi Perrin and Thomas C. Byrd as per Case No. 2014 C025433D in the Superior Court of Fulton County, State of Georgia, Family Division, Filed on November 26, 2014, and are both unmarried persons. Being the same property conveyed to Thomas C. Byrd, single by Quit Claim deed from Thomas C. Byrd and Jennifer P. Byrd n/k/a Lorelai Khaleesi Perrin of record in Instrument No. 20170803-0079419 Register's Office for Davidson County, Tennessee, dated July 19, 2017 and recorded on August 03, 2017.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $263,900.00.

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 23rd day of September, 2019.

NOTARY PUBLIC
My Commission Expires:
4/5/22

Property address: 8841 Cressent Glen Court, Antioch, TN 37013

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

True Copy Certification

I, Meco Tanner, 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: Meco Tanner

State of GEORGIA
County of GWINNETT

Personally appeared before me, ~~Sandra J. Johnson~~ notary public for this county and state, Meco Tanner, 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)

