Karen Johnson Davidson County
Batch# 295210 DEEDWARR
10/03/2019 07:50:30 AM 5 pgs
Fees: $28.00 Taxes: $606.43
20191003-0100893

This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-193910

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
One Post Street Floor 11
San Francisco, CA 94104

Name and address of new owner:
Opendoor Property J LLC, a Delaware Limited Liability Company
One Post Street Floor 11
San Francisco, CA 94104
Map parcel number: 033-04-0A-013.00-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,

James C. Mathis, a single man and John C. Mathis II AKA John Calvin Mathis, Jr., a married man joined by his wife Jamilla Mathis

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 27th day of Sept, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James C. Mathis

John C. Mathis II AKA John C. Mathis, Jr.

Jamilla Mathis

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of September, 2019, before me personally appeared James C. Mathis, John C. Mathis, Jr. + Jamilla Mathis, 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.

Anne Marie Vaughan
Notary Public

Printed Name: Anne Marie Vaughan

Commission Expires:

01/03/23

ANNE MARIE VAUGHAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

EXHIBIT A

STREET ADDRESS: 13 Rolling Meadows Drive, Goodlettsville, TN 37072

COUNTY: Davidson

CLIENT CODE: OD-NAS-193910

TAX PARCEL ID/APN: 033-04-0A-013.00-CO

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Rolling Meadows - Phase 1, Section One of record in Plat Book 6250, Page 504, 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 John C. Mathis, II, a married person, and James C. Mathis, a single person, as tenants in common with the right of survivorship by Quitclaim deed from John C. Mathis I, a single person, Enid Jumper, a married person, and Carlos D. Harris, a single person of record in Instrument No. 20170711-0069765 Register's Office for Davidson County, Tennessee, dated July 01, 2017 and recorded on July 11, 2017.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $163,900.00.

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 1st day of October, 2019.

NOTARY PUBLIC
My Commission Expires:
4/5/22

Property address: 13 Rolling Meadows Drive, Goodlettsville, TN 37072

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)

