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-195971

Karen Johnson Davidson County
Batch# 301421 DEEDWARR
10/16/2019 09:25:30 AM 5 pgs
Fees: $28.00 Taxes: $888.00
20191016-0105969

Send tax bills to:
Hannah Simmons
9024 Rigden Mill Drive
Nashville, TN 37211

Name and address of new owner:
Hannah Simmons
9024 Rigden Mill Drive
Nashville, TN 37211
Map parcel number: 173-09-0A-525.00-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,

Hannah Simmons, Unmarried

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 1st day of October, 20 19, 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: Esther Celaya

Title: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Esther Celaya, a Notary Public in and for said County and State, Arizona, 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 1st day of October, 20 19

_____

Notary Public

Printed Name: Raychael Rice

My Commission Expires: 6/12/23

RAYCHAEL RICE
Notary Public - Arizona
Maricopa County
Commission # 567032
My Comm. Expires Jun 12, 2023

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 9024 Rigden Mill Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 173-09-0A-525.00-CO

Land in Davidson County, Tennessee, being Lot No. 436 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, 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 Allison K. Barnett and Andrew Andreotta, wife and husband of record in Instrument No. 20190805-0077622 Register's Office for Davidson County, Tennessee, dated July 2, 2019 and recorded on August 5, 2019.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON COUNTY)

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

Jamie Kleve

AFFIANT – ~~Hannah Simmons~~

Subscribed and sworn to before me, this 10th day of October, 2019.

Shauna Daniels

NOTARY PUBLIC

My Commission Expires:

7/5/21

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property address: 9024 Rigden Mill Drive, Nashville, TN 37211

True Copy Certification

I, Tracey Cerrato, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, 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: 01/24/2023

