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-196288

Send tax bills to:
John F Wentzel and Sarah J Wentzel
896 General George Patton Road
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 302725 **DEEDWARR**
10/18/2019 02:37:32 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20191018-0106986

Name and address of new owner:
John F Wentzel and Sarah J Wentzel
896 General George Patton Road
Nashville, TN 37221
Map parcel number: 142-09-0C-896.00-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 C LLC, a Delaware Limited Liability Company

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

John F Wentzel and Sarah J Wentzel, Husband and wife

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 04R-19-896

Witness our hand this 2nd 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 C LLC, a Delaware limited liability company

By: Opendoor Property Holdco C LLC, its sole member
By: OD Intermediate Holdco C LLC, its sole member
By: Opendoor Labs Inc., its sole member

By: _____
Name: Samuel Podolsky
Title: ~~Authorized Signer~~

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, _____, a Notary Public in and for said County and State, Samuel Podolsky, 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 2nd day of October, 20 19

_____
Notary Public

Printed Name: **Venessa Gutierrez**

My Commission Expires: 02/28/23

VENESSA GUTIERREZ
Notary Public, State of Texas
Comm. Expires 02-28-2023
Notary ID 125539354

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $ 260,000

AFFIANT – John F Wentzel

AFFIANT – Sarah J Wentzel

Subscribed and sworn to before me, this 16th day of: October, 2019.

NOTARY PUBLIC
My Commission Expires:
1/3/22

Property address: 896 General George Patton Road, Nashville, TN 37221

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 896 General George Patton Road, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 142-09-0C-896.00-CO

A condominium apartment in Davidson County, Tennessee, being. Unit No. 896, together with the carport designated as 896-C of Phase One, Lot 2, Section Five, River Plantation, a horizontal property regime pursuant to the Tennessee Horizontal Property Act of record in Plat Book 5200, Page 257, in the Register's Office for Davidson County, Tennessee. and described in a Master Deed of record in Book 5410, page 248, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, in said Register's Office.

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Juan L. Rojas, a married man joined by his wife Tin Na Chiang of record in Instrument No. 20190715-0068825 Register's Office for Davidson County, Tennessee, dated July 3, 2019, recorded July 15, 2019.