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-197372

Karen Johnson Davidson County
Batch# 305336 DEEDWARR
10/24/2019 08:07:30 AM 5 pgs
Fees: $28.00 Taxes: $847.30
20191024-0108932

Send tax bills to:
Brittany Sheats
112 Antler Ridge Circle
Nashville, TN 37214

Name and address of new owner:
Brittany Sheats
112 Antler Ridge Circle
Nashville, TN 37214
Map parcel number: 122-01-0A-485.00-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,

Brittany Sheats, a single woman

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: 112 Antler Ridge Circle, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 122-01-0A-485.00-CO

Land in Davidson County, Tennessee, being Unit No. 74 on the plan of Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase III, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Declaration appearing at page 48 thereof, and By-laws appended thereto as Exhibit "B" appearing at page 32 thereof, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said Unit is also contained within a portion of Lot 2 on the Final Plat of Woodland Point, Phase I as of record in Instrument No. 20000713-0069314, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brittanee Dyan Hickmon by Warranty deed from Daniel R. Becker, married and wife Melissa Becker of record in Instrument No. 20170228-0019746 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on February 28, 2017.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Brittanee Dyan Hickmon, an unmarried person of record in Instrument No. 20190722-0071295 Register's Office for Davidson County, Tennessee, dated July 16, 2019 and recorded on July 22, 2019.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)
)
COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $229,000.00.

AFFIANT

Subscribed and sworn to before me, this 22 day of October, 2019.

NOTARY PUBLIC

My Commission Expires:
09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Property address: 112 Antler Ridge Circle, Nashville, TN 37214

True Copy Certification

I, Melissa Woods, 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: Melissa Woods

State of GEORGIA
County of GWINNETT

Personally appeared before me, Kelly Grady, a notary public for this county and state, Melissa Woods, 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)

KELLY L GRADY
NOTARY
EXPIRES
JUNE 19, 2020
PUBLIC
GWINNETT COUNTY, GA