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-197783

Karen Johnson Davidson County
Batch# 312521 DEEDWARR
11/06/2019 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20191106-0114794

Send tax bills to:
Caroline Hughes
2011 Britt Place
Nashville, TN 37208

Name and address of new owner:
Caroline Hughes
2011 Britt Place
Nashville, TN 37208
Map parcel number: 092-07-0-182.00
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,

Caroline Hughes, an unmarried 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 Gelaya

Title: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Esther Gelaya, 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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidsoncounty)

The actual consideration (or value, whichever is greater) for this transfer is $260,000.00.

AFFIANT

Subscribed and sworn to before me, this 30th day of October 2019.

NOTARY PUBLIC
My Commission Expires:
4-16-2021

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Property address: 2011 Britt Place, Nashville, TN 37208

EXHIBIT A

STREET ADDRESS: 2011 Britt Place, Nashville, TN 37208

COUNTY: Davidson

CLIENT CODE: OD-NAS-197783

TAX PARCEL ID/APN: 092-07-0-182.00

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Phil Cohen's Subdivision of part of W.G. Bush Subdivision of record in Plat Book 1130, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and Except that portion of said Lot conveyed to Metropolitan Development and Housing Agency by deed from The Resource Foundation, Inc. dated November 4, 1996, recorded in Book 10248, Page 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty Deed from Jonathan Bell and Daniel Perez, a married couple dated July 20, 2019 and recorded July 24, 2019 as Instrument No. 20190724-0072593 with the consideration amount of $254,700.00, in said Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)