This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Suite 200 Duluth, GA 30097

Karen Johnson Davidson County
Batch# 324253 DEEDWARR
12/04/2019 09:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20191204-0124827

Send tax bills to:
Nick Limoncelli
1719 Cockrill Street
Nashville, TN 37208

Name and address of new owner:
Nick Limoncelli
1719 Cockrill Street
Nashville, TN 37208
Map parcel number: 081-15-0-215.00
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 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,

Igor Budiyanskiy and Yeva Budiyanskiy, husband and wife, as to an undivided one-third interest, Nick Limoncelli, an unmarried man, as to an undivided one-third interest, and Artem Mashkov, an unmarried man, as to an undivided one-third interest, as tenants in common

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 4th day of November, 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: Kyiesha Smith

Title: Authorized Signer

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, Samuel Podolsky, a Notary Public in and for said County and State, Kyiesha Smith ~~Dallas, Texas~~, 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 4 day of November, 20 19

_____

Notary Public

Printed Name: Samuel Podolsky

My Commission Expires: September 14,2022

SAMUEL PODOLSKY
My Notary ID # 131723517
Expires September 14, 2022

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 1719 Cockrill Street, Nashville, TN 37208

TAX PARCEL ID/APN (For informational purposes only): 081-15-0-215.00

Land in Davidson County, Tennessee, being Lot No. 412 on the Plan of DT McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Fronts 104 feet on the Southerly side of Cockrill Street and runs back Southwardly with the Westerly line of Lot Number 411, 93 feet and with the Easterly line of Salem Street 50 feet to the Underwood Street and has frontage on Underwood Street of 134 feet.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company, by Warranty Deed from Michael Tinsley, single, of record in Instrument No. 20190812-0080318 Register's Office for Davidson County, Tennessee, dated August 6, 2019 and recorded on August 12, 2019.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidsoncounty)

The actual consideration (or value, whichever is greater) for this transfer is $315,000.00.

AFFIANT

Subscribed and sworn to before me, this 3 day of December, 2019.

NOTARY PUBLIC
My Commission Expires:

Property address: 1719 Cockrill Street, Nashville, TN 37208

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

True Copy Certification

I, Leslie A. Garside, 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

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside 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: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

Returned to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206