Karen Johnson Davidson County
Batch# 336419 DEEDWARR
12/30/2019 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20191230-0134436

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3101

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of December, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jose Hurtado Alvarez and Ana Bellia Fuentes Gonzalez 174 Jacksonian Drive Hermitage, TN 37076	~~NEW OWNER~~ SWBC 9311 San Pedro #100 San Antonio TX 78216	074-12-0-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Opendoor Property J, LLC, a Delaware Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Luis Hurtado Alvarez and Ana ~~Bellia~~ Fuentes Gonzalez, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: + Bellia

Land in Davidson County, Tennessee, being Lot No. 840 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page (s) 62 and 63, 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 Ahmed Ghidey and Zebiba Ahmed, Husband and Wife of record in Instrument No. 20190805-0077462 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 05, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 174 Jacksonian Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of December, 2019.

Opendoor Property J LLC, a Delaware Limited Liability Company

By: Opendoor Property Holdco J LLC, its sole member
By: Opendoor Property Acquisition Fund LP, its sole member
By: Opendoor GP LLC, its general partner
By: Opendoor Labs Inc., its sole member

By: Jaime B
Name: Jaime Beede
Title: Auth. Signer

STATE Arizona
COUNTY Maricopa

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Jaime Beede, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Authorized Signatory of Opendoor Labs, Inc., the sole member of Opendoor GP, LLC, the general partner of Opendoor Property Acquisition Fund, LP, the sole member of Opendoor Property Holdco J LLC, the sole member of Opendoor Property J, LLC, the within named Seller, a limited liability company, and that as such, executed the foregoing instrument by signing Jaime Beede as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 19th day of December, 2019.

NICHOLAS KRAUSE
Notary Public, State of Texas
Comm. Expires 10-29-2022
Notary ID 131775934

Notary Public
My Commission Expires: 10/29/22

(Notary Seal)

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21
Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY