This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-208180

Karen Johnson Davidson County
Batch# 347935 DEEDWARR
01/24/2020 08:40:30 AM 5 pgs
Fees: $28.00 Taxes: $597.55
20200124-0008712

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400 Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Opendoor Property J LLC, a Delaware Limited Liability Company
1 Post St. Floor 11
San Francisco, CA 94104

Name and address of new owner:
Opendoor Property J LLC, a Delaware Limited Liability Company
1 Post St. Floor 11
San Francisco, CA 94104
Map parcel number: 163-16-0A-179.00-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,

Jim L Dixon Jr., an unmarried man

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

Opendoor Property J LLC, a Delaware Limited Liability Company

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 22 day of January, 20 20, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jim L Dixon Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

On this 22 day of January, 20 20, before me personally appeared Jim L. Dixon Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

LaTonya S Smith
Notary Public

Printed Name: LaTonya S. Smith

Commission Expires:
8/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $161,500.00.

AFFIANT – Jaime Hill
OS National LLC, a Georgia limited liability company

Subscribed and sworn to before me, this 23rd day of January, 2020.

NOTARY PUBLIC
My Commission Expires:
7-2-23

Property address: 5978 Monroe Crossing, Antioch, TN 37013

Natalyn Faith Kingry
My commission expires
Notary
Public
07/02/2023
Gwinnett County, Georgia

Exhibit "A"

STREET ADDRESS: 5978 Monroe Crossing, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: OD-NAS-208180

TAX PARCEL ID/APN: 163-16-0A-179.00-CO

Land in Davidson County, Tennessee, being Unit No. 317 on the Plan of Final Plat, First Revision of Phase 3-A, Provincetown of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, 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 Jim L. Dixson, Jr., an unmarried man by Warranty deed from Tennessee Housing Development Agency of record in Instrument No. 20160209-0012323 Register's Office for Davidson County, Tennessee, dated February 04, 2016 and recorded on February 04, 2016.

Certificate of Authenticity

I, Lyn Thomas, 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.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Lyn Thomas, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022