Karen Johnson Davidson County
Batch# 661446 DEEDWARR
06/22/2021 09:43:30 AM 5 pgs
Fees: $28.00 Taxes: $996.78
20210622-0083805

This instrument prepared by and (MAIL) instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Opendoor Property Acquisition LLC, a Delaware Limited Liability Company
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

Name and address of new owner:
Opendoor Property Acquisition LLC, a Delaware Limited Liability Company
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85281

Map parcel number: 162-02-0-002-00

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,

Kepley Properties LLC

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

Opendoor Property Acquisition 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 17 day of June, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Christopher Kepley, as registered agent for
Kepley Properties LLC Kepley Properties LLC

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, Dechan St.Cloud, a Notary Public in and for said County and State, Christopher Kepley, 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 17 day of June, 2021

Dechan St. Cloud

Notary Public

Printed Name: Dechan St. Cloud

My Commission Expires: 11/20/2023

DECHAN ST.CLOUD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 192 Tusculum Road, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 162-02-0-002-00

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Colewood Acres, Section I, of record in Plat Book 3700, Page 59, 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 Charlie M. Teague and wife Mary E. Teague by Warranty deed from Robert Ray Warren and wife, Sheila K. Warren of record in Book 5629, page 306, Register's Office for Davidson County, Tennessee, dated July 25, 1980 and recorded on July 28, 1980. (Value or consideration shown in aforementioned deed $46,900.00.)

Being the same property conveyed to Kepley Properties LLC by Warranty deed from Charlie H. Teague, widowed of record in Instrument No. 20210430-0058513 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on April 30, 2021. (Value of consideration shown in aforementioned deed $160,000.00.) Being also known as 192 Tusculum Road Antioch, Tennessee 37013.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF Walton)

The actual consideration (or value, whichever is greater) for this transfer is $ 269,400.00

Affiant - Ralph Tune

Subscribed and sworn to before me, this 18 day of JUNE , 2021 .

NOTARY PUBLIC
My Commission Expires:
8/20/2024

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address: 192 Tusculum Road, Antioch, TN 37013

Certificate of Authenticity

I, Cynthia Brown, 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.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, 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