Karen Johnson Davidson County
Batch# 719565 DEEDWARR
09/20/2021 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.37
20210920-0125849

Prepared By:
Tennessee Title Services, LLC
7000 Executive Center Dr 290
Brentwood, TN 37027
B-21-6298

STATE OF TN
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of August, 2021

Notary Public

Commission Expires: 3/13/22

CASSANDRA TUCKER NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY, TN MY COMM. EXP. 03-13-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership 4645 Hawthorne Lane Northwest Washington, DC 20016	SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership 4645 Hawthorne Lane Northwest Washington, DC 20016	173-04-0A-097.00-CO

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

SFR XII Nashville Owner 1, L.P., a Delaware Limited Partnership

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:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Subdivision for Phase 1 of Oak Highlands of record in Plat Book 6900, Page (s) 432 through 435, inclusive, 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 Ronald N. Frame, married of record in Instrument No. 20210628-0087286 Register's Office for Davidson County, Tennessee, dated June 24, 2021 and recorded on June 28, 2021.

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: 409 Barkley Court, Nashville, TN 37013

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 used, 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 23 day of August, 2021.

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: _____

Name: Sarah Payne

Title: Auth Signer

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sarah Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., the sole member for Opendoor GP, LLC, the general partner for Opendoor Property Acquisition Fund LP, the sole member for Opendoor Property Holdco J LLC, the sole member of Property J LLC, the within named Seller, a limited liability company, and that as such, executed the foregoing instrument by signing _____ as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 30 day of Aug, 2021.

Kylie Celeste Ottney

Notary Public at Large
My commission expires: Feb 11 2025

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596091
My Comm. Expires Feb 11, 2025

Tennessee Certification of Electronic Document

I, Taylor Hutson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 23, 2021 (date of document).

Affiant Signature

9/16/21
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 16 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22