Karen Johnson Davidson County
Batch# 741606 DEEDWARR
10/22/2021 11:29:30 AM 5 pgs
Fees: $28.00 Taxes: $739.63
20211022-0142150

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 J LLC, a Delaware Limited Liability Company
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

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

Consideration: $199,900.00

Map parcel number: 15007052500

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,

Ian C Mercer, a single 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 19th day of October, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ian C Mercer

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 19 day of OCT, 2021, before me personally appeared Ian C. Mercer, 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.

Notary Public

Printed Name: GORDON WEIGLE

Commission Expires:
07-09-2024

GORDON WEIGLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3341 Oak Trees Court, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 15007052500

Land in Davidson County, Tennessee, being Lot No. 25-B on the Plan of Zone Lot Division Lots 25, 26 and 29, Lakeshore Woods, Section 3 of record in Plat Book 6250, Page 749, 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 Safwat Nouh and Marina Hakeim, husband and wife by Warranty deed from Aypub Eshak and Marseil Mansour, husband and wife of record in Instrument No. 20160617-0061774 Register's Office for Davidson County, Tennessee, dated June 16, 2016 and recorded on June 17, 2016. (Value of consideration shown in aforementioned deed $85,000.00.).

Being the same property conveyed to Ian C. Mercer, a single man by Warranty deed from Safwat Nouh and Marina Hakeim, husband and wife of record in Instrument No. 20191001-0100237 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019. (Value of consideration shown in aforementioned deed $155,999.00.) Being also known as 3341 Oak Trees Court Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

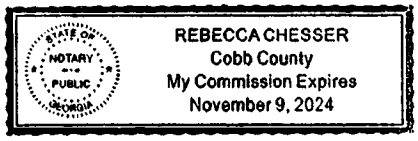
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 199,900.00

AFFIANT

Subscribed and sworn to before me, this 19 day of October, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:

3341 Oak Trees Court, Antioch,TN 37013

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, 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 October 19,2021 (date of document).

Kayla Short

Affiant Signature

10/19/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 19 day of October, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024