Karen Johnson Davidson County
Batch# 761260 DEEDWARR
11/24/2021 03:34:30 PM 5 pgs
Fees: $28.00 Taxes: $1,054.50
20211124-0156548

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:
Ravand Aldosaky
192 Tusculum Road
Antioch, TN 37013

Name and address of new owner:
Ravand Aldosaky
192 Tusculum Road
Antioch, TN 37013

Map parcel number: 16202000200

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,

Opendoor Property J LLC, a Delaware Limited Liability Company,

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

Ravand Aldosaky, a married man

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 2nd day of November, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Opendoor Property J LLC, a Delaware limited liability company

By: Opendoor Labs Inc., as an authorized person

By: _____

Name: Sarah Payne

Title: Auth Signer

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, Kylie Celeste Ottney, a Notary Public in and for said County and State, Sarah Payne, 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 2nd day of November, 2021

_____

Notary Public

Printed Name: Kylie Celeste Ottney

My Commission Expires: Feb 11 2025

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

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 285,000.00

AFFIANT

Subscribed and sworn to before me, this 2ND day of NOVEMBER, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

192 Tusculum Road, Antioch, TN 37013 (Davidson)

EXHIBIT A
Legal Description

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

TAX PARCEL ID/APN (For informational purposes only): 16202000200

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Colewood Acres, Section 1 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.

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.

Being the same property conveyed to Opendoor Property Acquisition LLC, a Delaware Limited Liability Company by Warranty deed from Kepley Properties LLC of record in Instrument No. 20210622-0083805 Register's Office for Davidson County, Tennessee, dated June 17, 2021 and recorded on June 22, 2021.

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 11/2/2021 (date of document).

Kayla Short
Affiant Signature

11/2/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 2ND day of NOVEMBER, 20 21,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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