Karen Johnson Davidson County
Batch# 779751 DEEDWARR
12/28/2021 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211228-0170297

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7660

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

AMANDA YOUWANES
Notary Public - Arizona
Maricopa County
Commission # 601892
My Comm. Expires Apr 25, 2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of December, 2021

Notary Public

Commission Expires: 04/25/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nima Rezaei 105 Belle Oaks Court Antioch, TN 37013	New American Funding 14511 Myford Road Suite 100 Tustin, CA 92780	150-11-0-273.00

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 C 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

Nima Rezaei, unmarried

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. 10 on the Plan of Phase I, Belle Oaks Subdivision (Formerly Mt. View Subdivision & Acura Subdivision) of record in Plat Book 6900, Page 768, 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 Daniel L. Patch and Theresa Patch, husband and wife by Warranty deed from Samah G. Shihata and George L. Salib, wife and husband of record in Instrument No. 20160809-0082707 Register's Office for Davidson County, Tennessee, dated August 1, 2016 and recorded on August 9, 2016.

Being the same property conveyed to Opendoor Property C LLC, a Delaware Statutory Trust LLC, a Delaware Limited Liability Company by Warranty deed from Daniel L. Patch and Theresa Patch, husband and wife of record in Instrument No. 20210716-0096127 Register's Office for Davidson County, Tennessee, dated July 14, 2021 and recorded on July 16, 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: 105 Belle Oaks Court, Antioch, 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 20th day of December, 2021.

OPENDOOR PROPERTY C LLC, a Delaware Limited Liability Company

By: Opendoor Property Holdco C LLC, its sole member
By: OD Intermediate Holdco C LLC, its sole member
By: Opendoor Labs Inc., its sole member

By: _____

Name: Blake Hardy

Title: Authorized Signer

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Blake Hardy, 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 signatory** for Opendoor Labs Inc., the sole member for OD Intermediate Holdco C LLC, the sole member for Opendoor Property Holdco C LLC, the sole member of Opendoor Property C, LLC, the within named Seller, a limited liability company, and that as such, executed the foregoing instrument by signing resale docs. as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 20th day of Dec., 2021.

AMANDA YOUWANES
Notary Public - Arizona
Maricopa County
Commission # 601892
My Comm. Expires Apr 25, 2025

_____
Notary Public at Large
My commission expires: 04/25/2025

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Robert Galeski *(custodian's name)*, 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 12-20-21 *(date of document)*.

Robert Galeski 12-21-21
Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 21st day of December, 2021.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES:

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022