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
File No: 387243

Karen Johnson Davidson County
Batch# 782463 DEEDWARR
12/30/2021 03:53:30 PM 5 pgs
Fees: $28.00 Taxes: $1,776.00
20211230-0172126

Send tax bills to:
**Geremew W. Wegeta**
1209 Blairfield Drive
Antioch, TN 37013

Name and address of new owner:
Geremew W. Wegeta
1209 Blairfield Drive
Antioch, TN 37013

Map parcel number: 174110A13400CO

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,

**Geremew W. Wegeta, a single 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

Witness our hand this 20 day of December, 20 21, 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: J. Norgord

Name: Jacob Norgord

Title: Auth Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Breana Snitker, a Notary Public in and for said County and State, Jacob Norgord, 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 20 day of December, 20 21

Notary Public

Printed Name: Breana Snitker

My Commission Expires: 11-24-2024

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

**EXHIBIT A**

For Information purposes only - Street Address: 1209 Blairfield Drive, Antioch, TN 37013

County: Davidson

File Number: 387243

Tax Parcel ID/APN: 174110A13400CO

Land in Davidson County, Tennessee, being Lot No. 426 on the Plan of First Revision of Cane Ridge Farms, Phase One, Section Three, as the same appears of record in Plat at Instrument No. 20020712-0084136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed to Greg Lemley and Gwen Lemley, husband and wife by Warranty deed from Frankie M. Witcher, unmarried of record in Instrument No. 20131121-0119898 Register's Office for Davidson County, Tennessee, dated November 18, 2013 and recorded on November 21, 2013.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from William Lemley a/k/a Greg Lemley and Gwendolyn Lemley a/k/a Gwen Lemley, husband and wife of record in Instrument No. 20210930-0131478 Register's Office for Davidson County, Tennessee, dated September 27, 2021 and recorded on September 30, 2021.

Being also known as 1209 Blairfield Drive Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $ 480,000.00

AFFIANT

Subscribed and sworn to before me, this 20 day of DECEMBER, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
1209 BLAIRFIELD DRIVE, 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 DECEMBER 20 2021 (date of document).

Kayla Short
Affiant Signature

12/20/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 20 day of DECEMBER, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

