Karen Johnson Davidson County
Batch# 877605 DEEDWARR
06/24/2022 11:32:30 AM 5 pgs
Fees: $28.00 Taxes: $1,603.95
20220624-0072435

This instrument prepared by and (MAIL) instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
FKH SFR Propco K, L.P., a Delaware limited partnership
1850 Parkway Place, Suite 900
Marietta, GA 30067

Name and address of new owner:
FKH SFR Propco K, L.P., a Delaware limited partnership
1850 Parkway Place Suite 900
Marietta, GA 30067

Map parcel number: 164-10-0A-018-00

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,

FKH SFR Propco K, L.P., a Delaware limited partnership,

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 14th day of June, 2022, 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., a Delaware Corporation
as Its Trust Manager

By: _____
Name: Kylie Ottney
Title: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Nancy Tcherneshoff, a Notary Public in and for said County and State, Kylie Ottney, Auth. Signer Opendoor, 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 14th day of June, 2022

_____
Notary Public

NANCY TCHERNESHOFF
Notary Public - Maricopa County
Commission No. 600175
My Commission Expires
March 15, 2025

Printed Name: Nancy Tcherneshoff

My Commission Expires: 03/15/2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4117 Pineorchard Pl, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 164-10-0A-018-00

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Village One Summerfield of record in Plat at Instrument No. 20000211-0014170, 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 Rowland K. Anku and Gertrude Glate, husband and wife of record in Instrument No. 20220413-0042535 Register's Office for Davidson County, Tennessee, dated March 29, 2022 and recorded on April 13, 2022.

Being also known as 4117 Pineorchard Place, Antioch, TN 37013.

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Arizona)

COUNTY OF ~~DAVIDSON~~ Maricopa)

The actual consideration (or value, whichever is greater) for this transfer is $433,500.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of June, 2022. by Kylie Ottney, Authorized Signer for Opendoor.

NOTARY PUBLIC

My Commission Expires:
03/15/2025

NANCY TCHERNESHOFF
Notary Public - Maricopa County
Commission No. 600175
My Commission Expires
March 15, 2025

Property address: 4117 Pineorchard Pl, 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 06/14/2022 (date of document).

Kayla Short

Affiant Signature

06/14/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 14 day of June, 2022,

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