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

Karen Johnson Davidson County
Batch# 967758 DEEDWARR
02/06/2023 09:01:30 AM 5 pgs
Fees: $28.00 Taxes: $1,813.00
20230206-0008329

Send tax bills to:
Adeeb Botros and Shereen Botros
321 Catspaw Court
Antioch, TN 37013

Name and address of new owner:
Adeeb Botros and Shereen Botros
321 Catspaw Court
Antioch, TN 37013

Map parcel number: 183 05 0A 357.00

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 C LLC, a Delaware Limited Liability Company,

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

Adeeb Botros and Shereen Botros,

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 31st day of January, 2023, 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 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: Maria Chaparro
Name: Maria Chaparro
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Zyrion Lee, a Notary Public in and for said County and State, Maria Chaparro, 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 31st day of January, 2023.

Notary Public

Printed Name: Zyrion Lee

My Commission Expires: 01-15-2025

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

EXHIBIT A
Legal Description

STREET ADDRESS: 321 Catspaw Court, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: 501626

TAX PARCEL ID/APN: 183 05 0A 357.00

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of October Woods, Phase 3, Section 9, a Planned Unit Development, of record in Instrument Number 20020916-0112495, 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 C LLC, a Delaware Limited Liability Company by Warranty deed from Nolan V Kelly and Joan S Kelly, husband and wife, of record in Instrument No. 20221115-0121678, Register's Office for Davidson County, Tennessee, dated November 8, 2022 and recorded on November 15, 2022.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Real Property Records of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

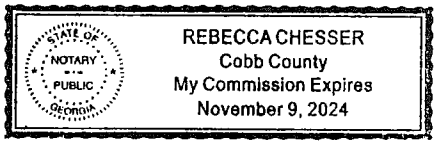
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $490,000.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 2nd day of February, 2023.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:
321 Catspaw 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 January 31, 2023 (date of document).

Kayla Short
Affiant Signature

2/2/2023
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 2nd day of February, 20 23,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

