Karen Johnson Davidson County
Batch# 458570 DEEDWARR
08/17/2020 03:57:30 PM 5 pgs
Fees: $28.00 Taxes: $549.45
20200817-0092305

This instrument prepared by:
OS National , LLC
3097 Satellite Blvd., Suite 400 Duluth, GA 30096

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400 Duluth, GA 30096
Tel. 770-497-9100
File No: 224267

Send tax bills to:
Agustin Angel Guevara Escalante and Nestor Daniel Guevara Martinez
5510 Country Drive, Unit 56
Nashville, TN 37211

Name and address of new owner:
Agustin Angel Guevara Escalante and Nestor Daniel Guevara Martinez
5510 Country Drive, Unit 56
Nashville, TN 37211
Map parcel number: 162090A05600CO
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 TRUST I, a Delaware statutory trust

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

Agustin Angel Guevara Escalante, a single man and Nestor Daniel Guevara Martinez, a single man, as joint tenants with rights of survivorship

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.

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Witness our hand this 13 day of August, 2020, 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 TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Trimarco Coleman
Title: Authorized Signor

State of Arizona
County of Maricopa

Personally appeared before me, Kendyl C. Wells, a Notary Public in and for said County and State, Trimarco Coleman, 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 13th day of August, 2020.

_____
Notary Public

Printed Name: Kendyl C. Wells

Commission Expires:

6/11/2024

Notary Public State of Arizona
Maricopa County
Kendyl C Wells
My Commission Expires 06/11/2024
Commission Number 582617

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 5510 Country Drive, Unit 56, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 162090A05600CO

A certain unit located in Davidson County, Tennessee, being Unit No. 56 of Hickory Valley Condominiums, Phase 2, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Hickory Valley Condominiums, Phase 2 of record in Book 4659, Page 32, amended in Book 4937, Page 429 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on the Site Plan for Hickory Valley Condominiums, Phase 2 of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Opendoor Property Trust I, A Delaware Statutory Trust by Warranty Deed from Jonathan Harries, married man as his sole and Separate Property of record in Instrument No. 20200107-0002030, Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on January 07, 2020.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration (or value, whichever is greater) for this transfer is $148,500.00.

AFFIANT: Agustin Angel Guevara Escalante

AFFIANT: Nestor Daniel Guevara Martinez

Subscribed and sworn to before me, this 13th day of August, 2020.

NOTARY PUBLIC
My Commission Expires:
11.20.2023

Property address: 5510 Country Drive, Unit 56, Nashville, TN 37211

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Cynthia Brown, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022