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: 224346

Karen Johnson Davidson County
Batch# 477136 DEEDWARR
09/16/2020 03:25:30 PM 5 pgs
Fees: $28.00 Taxes: $1,313.50
20200916-0106100

Send tax bills to:
Ajay Koirala
2868 Whitebirch Drive
Hermitage, TN 37076

Name and address of new owner:
Ajay Koirala
2868 Whitebirch Drive
Hermitage, TN 37076
Map parcel number: 097020A61800CO
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,

Ajay Koirala and Akanksha Kushwah , husband and wife

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.

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 9th day of September, 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 9th day of September, 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: 2868 Whitebirch Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 097020A61800CO

Land in Davidson County, Tennessee, being Lot No. 618 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 5B of record in Plat at Instrument No. 20161215-0131509, 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 Trust I, a Delaware statutory trust by Warranty deed from Karen Thompson Miles, F/K/A Karen Thompson and Daniel Miles, husband and wife of record in Instrument No. 20200214-0017108 Register's Office for Davidson County, Tennessee, dated February 05, 2020 and recorded on February 14, 2020.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $ 355,000.00

AFFIANT - Ralph Tune
OS National LLC, a Georgia limited liability company

Subscribed and sworn to before me, this 9th day of September, 2020.

NOTARY PUBLIC
My Commission Expires:
3-21-22

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

Property address: 2868 Whitebirch Drive
Hermitage, TN 37076

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