Karen Johnson Davidson County
Batch# 546172 DEEDWARR
01/05/2021 08:23:30 AM 5 pgs
Fees: $28.00 Taxes: $853.59
20210105-0001132

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 232939

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400 Duluth, GA 30096
Tel. 770-497-9100

**Send tax bills to:**
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1 Post St Fl 11
San Francisco, CA 94104

**Name and address of new owner:**
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1 Post St Fl 11
San Francisco, CA 94104
Map parcel number: 08601001700
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,

**Benjamin Depolitte, a married man joined by his spouse Rebecca Depolitte,**
the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

**OPENDOOR PROPERTY TRUST I, a Delaware statutory trust**
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(s) this 20 day of December, 2020.

Benjamin Depolitte

Benjamin Depolitte

Rebecca Depolitte

Rebecca Depolitte

**STATE OF** Texas

**COUNTY OF** Collin

On this 20th day of December, 2020, before me personally appeared Benjamin Depolitte, a married man joined by his spouse Rebecca Depolitte, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Public

Printed Name: Theresa Walker

Commission Expires:

04/09/2024

NOTARY PUBLIC STATE OF TEXAS

**THERESA WALKER**

ID NUMBER
**13243324-0**
COMMISSION EXPIRES
**APRIL 9, 2024**

Notarized online using audio-video communication

# EXHIBIT A

MORE COMMONLY KNOWN AS: 204 Juarez Drive, Hermitage, TN 37076

TAX PARCEL ID/APN: 08601001700

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Dodson Heights of record in Plat Book 2900, Page 113, 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 Music City Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from Georgia J. Goad, an unmarried woman of record in Instrument No. 20180716-0068774 Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on July 16, 2018. (Value of consideration shown in aforementioned deed $112,000.00.)

Being the same property conveyed to Southland Partners Real Estate Investments, LLC a TEnnessee Limited Liability Company by Warranty deed from Music City Holding, LLC of record in Instrument No. 20180716-0068775 Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on July 16, 2018. (Value of consideration shown in aforementioned deed $138,000.00.)

Being the same property conveyed to Benjamin Depolitte, a married man by Warranty deed from Southland Partners Real Estate Investments, LLC a Tennessee Limited Liability Company of record in Instrument No. 20190415-0034092 Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 15, 2019. Being also known as 204 Juarez Drive Hermitage, Tennessee 37076.

Said property being the same property conveyed by from Benjamin Depolitte, a married man joined by his spouse Rebecca Depolitte to OPENDOOR PROPERTY TRUST I, a Delaware statutory trust, recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

# AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF Walton )

The actual consideration (or value, whichever is greater) for this transfer is $ 230,700.00

Affiant - Ralph Tune

Subscribed and sworn to before me, this 21st day of December , 2020 .

NOTARY PUBLIC
My Commission Expires:
8/20/2024

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address: 204 Juarez 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**