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: 242396

Karen Johnson Davidson County
Batch# 619376 DEEDWARR
04/20/2021 03:44:30 PM 5 pgs
Fees: $28.00 Taxes: $891.70
20210420-0052985

Send tax bills to:
**Mulugeta Tesera**
3005 Split Oak Trail
Antioch, TN 37013

Name and address of new owner:
Mulugeta Tesera
3005 Split Oak Trail
Antioch, TN 37013
Map parcel number: 14906008200
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,

**Mulugeta Tesera, a single man**
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 April, 2021, 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 Acquisition LLC, a Delaware Limited Liability Company

By: Opendoor Labs Inc., its sole member

By: _____

Name: Mark Won

Title: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Kendyl Wells, a Notary Public in and for said County and State, Mark Won, 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 April, 2021

_____

Notary Public

Printed Name: Kendyl Wells

My Commission Expires: 06/11/2024

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

# EXHIBIT A

For Information purposes only - Street Address: 3005 Split Oak Trail, Antioch, TN 37013

County: Davidson

File Number: 242396

Tax Parcel ID/APN: 14906008200

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Oakwood Subdivision, Phase Two, Section One of record in Plat Book 7900, Page 126, 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 Arthur Buchanan, Jr and wife, Sandra J. Buchanan by Warranty deed from Ruby E. Lacy of record in Instrument No. 20040831-0105451 Register's Office for Davidson County, Tennessee, dated August 25, 2004 and recorded on August 31, 2004. (Value of consideration shown in aforementioned deed $131,500.00.)

Being the same property conveyed to Sandra J. Buchanan by Quitclaim deed from Arthur Buchanan, Jr. and wife, Sandra J. Buchanan of record in Instrument No. 20040915-0111214 Register's Office for Davidson County, Tennessee, dated August 25, 2004 and recorded on September 15, 2004. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Sandra J. Buchanan, married woman, joined by her spouse Arthur Buchanan Jr. of record in Instrument No. 20210106-0002156 Register's Office for Davidson County, Tennessee, dated December 29, 2020 and recorded on January 06, 2021. (Value of consideration shown in aforementioned deed $239,900.00.) Being also known as 3005 Split Oak Trail Antioch, Tennessee 37013.

BEING the same property conveyed to by Warranty Deed from of record in Deed in the Register's Office for Davidson County, Tennessee.

# AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF Walton )

The actual consideration (or value, whichever is greater) for this transfer is $241,000.00

Affiant - Ralph Tune

Subscribed and sworn to before me, this 14th day of April , 20 21 .

NOTARY PUBLIC
My Commission Expires:
8/20/2024

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address: 3005 Split Oak Trail
Antioch, TN 37013 (Davidson)

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