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: 238428

Karen Johnson Davidson County
Batch# 629594 DEEDWARR
05/05/2021 01:27:30 PM 5 pgs
Fees: $28.00 Taxes: $906.50
20210505-0060383

Send tax bills to:
Hannah Gaxiola and Thomas Abernathy
224 Dockside Court
Hermitage, TN 37076

Name and address of new owner:
Hannah Gaxiola and Thomas Abernathy
224 Dockside Court
Hermitage, TN 37076
Map parcel number: 08610012100
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,

Thomas Laws Abernathy and Hannah Gaxiola, 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 3rd day of March, 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 TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Mark Won
Title: Auth Signor

State of Arizona
County of Maricopa

Personally appeared before me, Mark Won, Auth Signor, a Notary Public in and for said County and State, Maricopa, Arizona, 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 3rd day of March, 2021.

_____
Notary Public

Printed Name: Yvonne Theresa Van Damme

Commission Expires:
02/05/2024

YVONNE THERESA VAN DAMME
Notary Public - Arizona
Maricopa County
Commission # 575530
My Comm. Expires Feb 5, 2024

EXHIBIT A

Legal Description

STREET ADDRESS: 224 Dockside Court, Hermitage, TN 37076

COUNTY: Davidson

CLIENT CODE: 238428

TAX PARCEL ID/APN: 08610012100

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Lakeside Woods Estates, Section Three of record in Plat Book 7900, Page 218 Through 220, 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 Eric C. White, unmarried by Warranty deed from Mary D. Holmes, an unmarried woman of record in Instrument No. 20130211-0013612 Register's Office for Davidson County, Tennessee, dated February 01, 2013 and recorded on February 11, 2013. (Value of consideration shown in aforementioned deed $139,900.00.)

Being the same property conveyed to OPENDOOR PROPERTY TRUST I, a Delaware Statutory Trust by Warranty deed from Eric C. White, an unmarried man of record in Instrument No. 20210115-0007145 Register's Office for Davidson County, Tennessee, dated January 12, 2021 and recorded on January 15, 2021. (Value of consideration shown in aforementioned deed $221,500.00.) Being also known as 224 Dockside Court Hermitage, Tennessee 37076.

Said property being the same property conveyed from OPENDOOR PROPERTY TRUST I, a Delaware Statutory Trust to Hannah Gaxiola and Thomas Abernathy, recorded _____, at Instrument No. _____, of the Real Property Records 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 $245,000.00

Ralph E Tune

Affiant - Ralph Tune

Subscribed and sworn to before me, this 3rd day of March , 20 21 .

NOTARY PUBLIC
My Commission Expires:
8/20/2024

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address: 224 Dockside Court
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