Karen Johnson Davidson County
Batch# 638969 DEEDWARR
05/18/2021 02:22:30 PM 5 pgs
Fees: $28.00 Taxes: $1,702.00
20210518-0067199

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 241346

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
410 N Scottsdale Rd # 1600
Tempe, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd # 1600
Tempe, AZ 85281
Map parcel number: 186040A21300CO
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,

Leon Candella and Nancy Candella, husband and wife

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 6 day of May, 2021.

Leon Candella
Leon Candella

Nancy Candella
Nancy Candella

STATE OF TENNESSEE

COUNTY OF ~~Williamson~~ LSS Davidson

On this 6 day of May, 2021, before me personally appeared Leon Candella Nancy Candella, 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.

LaTonya S Smith
Notary Public

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

Printed Name: LaTonya S Smith

Commission Expires:
8/27/2023

EXHIBIT A

MORE COMMONLY KNOWN AS: 616 Westcott Lane, Nolensville, TN 37135

TAX PARCEL ID/APN: 186040A21300CO

Land in Davidson County, Tennessee, being Lot No. 470 on the Plan of Final Plat of Burkitt Place, Phase 2D, Section 3, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20120517-0043031, 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 Leon Candella and Nancy Candella, husband and wife by Warranty deed from Thomas F. Quarantello and Shirley K. Quarantello, husband and wife of record in Instrument No. 20181010-0100364 Register's Office for Davidson County, Tennessee, dated October 09, 2018 and recorded on October 10, 2018. (Value of consideration shown in aforementioned deed $405,000.00.) Being also known as 616 Westcott Lane Nolensville, Tennessee 37135.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF Walton)

The actual consideration (or value, whichever is greater) for this transfer is $ 460,000.00

Affiant - Ralph Tune

Subscribed and sworn to before me, this 7 day of May , 20 21 .

NOTARY PUBLIC
My Commission Expires:
8/20/2024

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address: 616 Westcott Lane, Nolensville, TN 37135

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