Karen Johnson Davidson County
Batch# 706937 DEEDWARR
08/30/2021 11:11:30 AM 6 pgs
Fees: $33.00 Taxes: $1,469.27
20210830-0116508

This instrument prepared by and (MAIL) instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85281

Map parcel number: 161100B01800CO

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,

Tyler Chiarelli and Rachel Chiarelli, 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 this 20th day of August, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Tyler Chiarelli

Tyler Chiarelli

Rachel Chiarelli

Rachel Chiarelli

STATE OF Texas

COUNTY OF Dallas

On this 20th day of August, 20 21, before me personally appeared **Tyler Chiarelli ~~and Rachel Chiarelli~~**, 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 (or person's) free act and deed.

Patricia A Clay 1172159-5

Notary Public
Notary Public, State of Texas
Printed Name: Patricia A Clay

Commission Expires: 08/24/2024

NOTARY PUBLIC STATE OF TEXAS

Patricia A Clay

ID NUMBER
1172159-5
COMMISSION EXPIRES
August 24, 2024

Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS)
)
☐ City ☑ County of Brazoria)

On 08/20/2021 (Date) before me, Tamie Nichole Mason (Notary Name),

personally appeared Rachel Chiarelli
(Name(s) of Signer(s))

❑ personally known to me -- **OR** --

❑ proved to me on the basis of the oath of _____ -- **OR** --
(Name of Credible Witness)

☑ proved to me on the basis of satisfactory evidence: driver_license
(Type of ID Presented)

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

NOTARY PUBLIC STATE OF TEXAS

Tamie Nichole Mason

ID NUMBER
132096765
COMMISSION EXPIRES
July 22, 2023

WITNESS my hand and official seal.

Notary Public Signature: Tamie Nichole Mason

Notary Name: Tamie Nichole Mason

Notary Commission Number: 132096765

Notary Commission Expires: 07/22/2023

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 08/20/2021 Number of Pages (w/ certificate): 4

Signer(s) Other Than Named Above: Tyler Chiarelli

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: seller

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: _____

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $397,100.00

AFFIANT

Subscribed and sworn to before me, this 20th day of AUGUST, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

705 Ashfield Court, Nashville, TN 37211 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 705 Ashfield Court, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 161100B01800CO

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Phase Five, Villages of Brentwood of record in Plat Book 6900, Page 896, 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 Tyler Chiarelli and Rachel Chiarelli, husband and wife by Warranty deed from Winterhead, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190227-0017875 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on February 27, 2019.
Being also known as 705 Ashfield Court Nashville, Tennessee 37211.

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/20/2021 (date of document).

Kayla Short

Affiant Signature

8/20/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 20TH day of AUGUST, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024