Karen Johnson Davidson County
Batch# 727010 DEEDWARR
09/29/2021 02:26:30 PM 6 pgs
Fees: $33.00 Taxes: $1,130.72
20210929-0131201

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 361969

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 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: 087010A13900CO
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,

Brandon Barak, an unmarried man and Brea Barak, an unmarried woman
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 24 day of September, 20 21.

Brandon Barak

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24th day of Sept, 20 21, before me personally appeared Brandon Barak, 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: Virgil Riley

Commission Expires:

10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Witness our hand(s) this 24 day of September, 2021.

Brea Barak

Brea Barak

STATE OF TENNESSEE

COUNTY OF Williamson

On this 24 day of September, 20 21, before me personally appeared Brea Barak, 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

Printed Name: LATONYA S SMITH

Commission Expires:

08/27/2023

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

EXHIBIT A

MORE COMMONLY KNOWN AS: 3521 Glenfalls Drive, Hermitage, TN 37076

TAX PARCEL ID/APN: 087010A13900CO

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Section Four, Chesney Glen Subdivision of record in Plat Book 9700, Page 844, 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 Brandon Barak and Brea Barak, husband and wife by Warranty deed from

Alexandra Gehin, single woman of record in Instrument No. 20190304-0019640 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 04, 2019. (Value of consideration shown in aforementioned deed $226, 000.00.) Being also known as 3521 Glenfalls Drive Hermitage, Tennessee 37076.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 305,600.00

AFFIANT

Subscribed and sworn to before me, this 27th day of September, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
3521 Glenfalls Drive,
Hermitage, TN 37076 (Davidson)

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 September 27th, 2021 (date of document).

Kayla Short
Affiant Signature

09/27/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 27th day of September, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

