Karen Johnson Davidson County
Batch# 741191 DEEDWARR
10/21/2021 02:57:30 PM 5 pgs
Fees: $28.00 Taxes: $1,065.23
20211021-0141606

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: 13409006900

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,

Terra Nicole Moreno a/k/a Terra Hoag and Jesus Antonio Moreno, wife and husband

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 17th day of October, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Terra Nicole Moreno

Terra Nicole Moreno A/K/A Terra Hoag

Jesus Antonio Moreno

STATE OF ~~TENNESSEE~~ California

COUNTY OF San Diego

On this 17th day of October, 2021, before me personally appeared Terra Nicole Moreno & Jesus Antonio Moreno, 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.

Notary Public

Printed Name: Richard Gavin Bullock

Commission Expires:

8/24/23

Richard Gavin Bullock
COMM. # 2302803
NOTARY PUBLIC CALIFORNIA
SAN DIEGO COUNTY
Commission Exp: Aug. 24, 2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4044 Scotwood Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 13409006900

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Phase One, Woodland Hills of record in Plat Book 6900, Page 666 through 669, 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 Terra Hoag by Warranty deed from Obie L. Jarmon Jr. and Lafrieda D. Jarmon, husband and wife of record in Instrument No. 20091203-0110780 Register's Office for Davidson County, Tennessee, dated December 1, 2009 and recorded on December 3, 2009. (Value of consideration shown in aforementioned deed $119,900.00.)

Being the same property conveyed to Terra Nicole Moreno, a married woman by Quitclaim deed from Terra Hoag nka Terra Nicole Moreno of record in Instrument No. 20170313-0024339 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 13, 2017.

Being also known as 4044 Scotwood Drive Nashville, Tennessee 37211.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

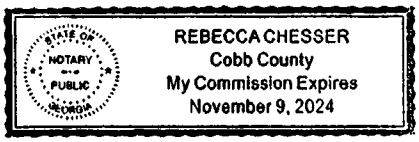
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 287,900.00

AFFIANT

Subscribed and sworn to before me, this 17 day of October, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:
4044 Scotwood Drive,Nashville,TN 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 October 17,2021 (date of document).

Kayla Short

Affiant Signature

10/17/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 17 day of October, 20 21,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

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