Karen Johnson Davidson County
Batch# 749781 DEEDWARR
11/05/2021 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,180.30
20211105-0147908

Prepared by and return to:
Charles Chacko
OS National LLC
2170 Satellite Blvd. Suite 200
Duluth, GA 30097
770-497-9100
This document is prepared as an incidental service
to the issuance of a title insurance policy.

File Number: 373020
Parcel Number: 176-05-0-003.00
Consideration: ~~$395,000.00~~ $319,000.00

(Space Above This Line For Recording Data)

CORPORATE WARRANTY DEED

This Indenture made this 28TH **day of** OCTOBER, **2021**, between OPENDOOR PROPERTY TRUST I, a Delaware statutory trust whose post office address is: 410 N. SCOTTSDALE RD SUITE 1600, TEMPE, AZ 85281, Grantor, and Thomas Taylor, a single man, whose post office address is: 4813 Hickory Way, Antioch, TN 37013, Grantee.

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed to the said Grantee forever, the following described land, situate, lying and being in the County of Davidson, State of TN, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF SECTION ONE, HICKORY WOODS EAST OF RECORD IN PLAT BOOK 6900, PAGE 510, 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 LARRY G. BUMBALOUGH AND WIFE, MARIE F. BUMBALOUGH, BY WARRANTY DEED FROM HOLIGAN FAMILY INVESTMENTS, INC OF RECORD IN BOOK 10128, PAGE 471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 19, 1996 AND RECORDED ON JULY 23, 1996. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $114,573.00.)

BEING THE SAME PROPERTY CONVEYED TO OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST BY WARRANTY DEED FROM LARRY G. BUMBALOUGH AND MARIE F. BUMBALOUGH, A MARRIED COUPLE OF RECORD IN INSTRUMENT NO. 20210908-0120518 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 01, 2021 AND RECORDED ON SEPTEMBER 08, 2021. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $308,700.00.)

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 176-05-0-003.00

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

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 28th day of October, 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.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Judith Unzueta
Title: Authorized Signor

State of Arizona
County of Maricopa

Personally appeared before me, Breana Snitker, a Notary Public in and for said County and State, Judith Unzueta, 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 28 day of October, 20 21

_____
Notary Public

Printed Name: Breana Snitker

Commission Expires:

11/24/2024

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $319,000.00

AFFIANT

Subscribed and sworn to before me, this 28TH day of OCTOBER, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
4813 Hickory Way,
Antioch, TN 37013 (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 10/28/2021 (date of document).

Kayla Short
Affiant Signature

10/28/2021
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 28TH day of OCTOBER, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

