Karen Johnson Davidson County
Batch# 762398 DEEDWARR
11/29/2021 02:58:30 PM 5 pgs
Fees: $28.00 Taxes: $1,739.00
20211129-0157316

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:
Ibrahim Hanna and Sana Hanna
305 Paddington Court
Antioch, TN 37013

Name and address of new owner:
Ibrahim Hanna and Sana Hanna
305 Paddington Court
Antioch, TN 37013

Consideration: $470,000.00

Map parcel number: 151090A04800CO

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,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Ibrahim Hanna and Sana Hanna, husband and wife, as Joint Tenants with common law rights of survivorship

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.

Signed and Sealed in Our Presence:

Witnesses:

Witness Printed Name: Amy Rodd

Witness Printed Name: Leah Nagyivanyi

Opendoor Property Trust I, a Delaware Statutory Trust
By: Opendoor Labs Inc., as Trust Manager

By:
Name: Kylie Ottney
Title: Auth signor

(Corporate Seal)

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization this 19 day of November, 2021, by Kylie Olney, as Authorized Signor of OPENDOOR PROPERTY TRUST I, a Delaware statutory trust. He/she is personally known to me or has produced Drivers License as identification.

Notary Public
Printed Name: Breana Snitker
My Commission Expires: 11-24-2024

(Seal)

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 $ 470,000.00

AFFIANT

Subscribed and sworn to before me, this 19TH day of NOVEMBER, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

305 Paddington Court, Antioch, TN 37013 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 305 Paddington Court, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 151090A04800CO

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Final Plat of Long Hunter Chase, A Residential Planned Unit Development, Phase 1, Section II of record in Plat Book 9700, Page 638, 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 Jennifer L. McKell, unmarried by Warranty deed from Jeffrey C. Craven, married of record in Instrument No. 20170811-0082347 Register's Office for Davidson County, Tennessee, dated August 09, 2017 and recorded on August 11, 2017. (Value of consideration shown in aforementioned deed $315,000.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Jennifer L. McKell, unmarried of record in Instrument No. 20210827-0115933 Register's Office for Davidson County, Tennessee, dated August 24, 2021 and recorded on August 27, 2021. (Value of consideration shown in aforementioned deed $453,000.00.)

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 11/19/2021 (date of document).

Kayla Short
Affiant Signature

11/19/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 19TH day of NOVEMBER, 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