Karen Johnson Davidson County
Batch# 769539 DEEDWARR
12/07/2021 04:14:30 PM 5 pgs
Fees: $28.00 Taxes: $1,202.50
20211207-0162438

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:
Douglas G Teague
2841 Old Matthews Road
Nashville, TN 37207

Name and address of new owner:
Douglas G Teague
2841 Old Matthews Road
Nashville, TN 37207

Map parcel number: 05916018600

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,

Douglas G Teague, an unmarried man

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.

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Witness our hand this 1 day of Dec, 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: Sarah Payne
Title: Auth Signer

State of AZ
County of Maricopa

Personally appeared before me, Kylie Celeste Ottney, a Notary Public in and for said County and State, Sarah Payne, 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 1 day of Dec, 20 21

_____
Notary Public

Printed Name: Kylie Celeste Ottney

Commission Expires:

Feb 11 2025

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596091
My Comm. Expires Feb 11, 2025

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 325,000.00

AFFIANT

Subscribed and sworn to before me, this 1 day of December, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
2841 Old Matthews Road,
Nashville, TN 37207 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2841 Old Matthews Road, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 05916018600

Land being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the west margin of Old Matthews Road, formerly Manila Street, approximately 650.00 feet north of the intersection of Old Matthews Road and Chris Street, said parcel being Lot 14 of Hickory Heights, not of record, by Z.J. Wilkerson, dated May 22, 1948 and being more particularly described as follows:

Beginning at an iron pin set in the westerly right of way of Old Matthews Road, said pin being the northeast corner of Lot 13 and the southeast corner of the here in described lot, thence leaving Old Matthews Road with the north line of Lot 13, North 84 degrees 06 minutes 58 seconds West, 150.00 feet to an iron pin (old);

Thence, with the east line of Lot 32, North 06 degrees 16 minutes 31 seconds East, 50.00 feet to an iron pin (old), said pin being the northwest corner of subject lot and the southwest corner of property owned by Jeffrey Vaughn, Deed Book 9538 page 272, R.O.D.C.;

Thence, with the south line of Vaughn, South 84 degrees 06 minutes 58 seconds East 150.00 feet to an iron pipe (old) in the westerly right of way of Old Matthews Road, said pin being the southeast corner of Vaughn and the northeast corner of subject lot;

Thence, South 06 degrees 16 minutes 31 seconds West 50.00 feet to the point of beginning.

Being the same property conveyed to Jonathan R. Pullon and Abigail Conde-Pullon, husband and wife by Warranty deed from Aziz Ashurov, a single man of record in Instrument No. 20180216-0015243 Register's Office for Davidson County, Tennessee, dated February 09, 2018 and recorded on February 16, 2018. (Value of consideration shown in aforementioned deed $192,900.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Jonathan R. Pullon and Abigail Conde-Pullon, husband and wife of record in Instrument No. 20210922-0127236 Register's Office for Davidson County, Tennessee, dated September 16, 2021 and recorded on September 22, 2021. Being also known as 2841 Old Matthews Rd Nashville, Tennessee 37207.

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 12/1/2021 (date of document).

Kayla Short
Affiant Signature

12/1/2021
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 1 day of DECEMBER, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

