Karen Johnson Davidson County
Batch# 776663 DEEDWARR
12/20/2021 10:19:30 AM 5 pgs
Fees: $28.00 Taxes: $1,498.50
20211220-0167713

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:
Joshua Daniel Aguilar
705 Ashfield Court
Nashville, TN 37211

Name and address of new owner:
Joshua Daniel Aguilar
705 Ashfield Court
Nashville, TN 37211

Map parcel number: 161100B01800CO

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,

Joshua Daniel Aguilar, a single 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.

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 10th day of December, 2021, 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 10th day of December, 2021.

_____
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 $405,000.00

AFFIANT

Subscribed and sworn to before me, this 10th day of december, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

705 Ashfield Court, Nashville, TN 37211 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 705 Ashfield Court, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 161100B01800CO

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Phase Five, Villages of Brentwood of record in Plat Book 6900, Page 896, 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 Tyler Chiarelli and Rachel Chiarelli, husband and wife by Warranty deed from Winterhead, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190227-0017875 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on February 27, 2019. (Value of consideration shown in aforementioned deed $286,000.00.).

Being the same property conveyed to Opendoor Property Trust I a Delaware statutory trust by Warranty deed from Tyler Chiarelli and Rachel Chiarelli, husband and wife of record in Instrument No. 2021083-00116508 Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 30, 2021. (Value of consideration shown in aforementioned deed $397,100.00.) Being also known as 705 Ashfield Court Nashville, Tennessee 37211.

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

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 12/10/21 (date of document).

Kayla Short
Affiant Signature

12/10/21
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 10 day of december, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024