Karen Johnson Davidson County
Batch# 803004 DEEDWARR
02/09/2022 04:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,601.36
20220209-0015294

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: 150-14-0-D-105-00CO

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,

Mark Eugling and Alex Gueno Eugling, husband and wife

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 January, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mark Eugling

Mark Eugling

Alex Gueno Eugling

Alex Gueno Eugling

STATE OF Virginia

COUNTY OF Hanover

On this 17th day of January, 20 22, before me personally appeared Mark Eugling Alex Gueno Eugling, 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: Andrew Ray Yon

Commission Expires:

08/31/2022

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Andrew Ray Yon

REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2022

Notarized online using audio-video communication
Executed in Hanover County, VA

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5016 Arrogate Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 150-14-0-D-105-00CO

LAND in Davidson County, Tennessee, being Lot No. 105 on the Final Plat of Keeneland Downs, Phase 2, a Planned Unit Development, as of record in Instrument No. 20180525-0050194 and Surveyor's Certificate of Correction in 20180605-0053852 and Certificate and in Instrument No. 20180911-0089784, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

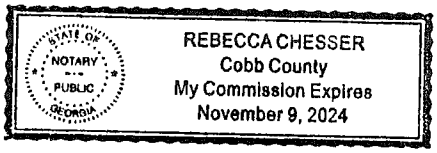
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 432,800.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 17th day of January, 2022.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:
5016 Arrogate Drive, Antioch, TN 37013

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 January 17th, 2022 (date of document).

Kayla Short

Affiant Signature

January 17th, 2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 17th day of January, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

