This instrument prepared by and (MAIL)
instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd.,
Suite 400 Duluth, GA 30096
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 809788 DEEDWARR
02/23/2022 10:13:30 AM 5 pgs
Fees: $28.00 Taxes: $1,180.30
20220223-0020395

Send tax bills to:
Steven Delatorre Ugarte and Kayla Delatorre Ugarte
4044 Scotwood Drive
Nashville, TN 37211

Name and address of new owner:
Steven Delatorre Ugarte and Kayla Delatorre Ugarte
4044 Scotwood Drive
Nashville, TN 37211

Map parcel number: 13409006900

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,

Steven Delatorre Ugarte and Kayla Delatorre Ugarte,
f/k/a Kayla Lane Barnes, a married couple

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

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 9 day of Feb, 2022, 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 8 day of Feb, 20 22.

_____
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 8 day of FEB, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

4044 Scotwood Drive,
Nashville, TN 37211 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4044 Scotwood Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 13409006900

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Phase One, Woodland Hills of record in Plat Book 6900, Pages 666 through 669, 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 Terra Hoag by Warranty deed from Obie L. Jarmon Jr. and LaFrieda D. Jarmon, husband and wife of record in Instrument No. 20091203-0110780 Register's Office for Davidson County, Tennessee, dated December 01, 2009 and recorded on December 03, 2009. (Value of consideration shown in aforementioned deed $119,900.00.)

Being the same property conveyed to Terra Nicole Moreno, a married woman by Quitclaim deed from Terra Hoag nka Terra Nicole Moreno of record in Instrument No. 20170313-0024339 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 13, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Terra Nicole Moreno a/k/a Terra Hoag and Jesus Antonio Moreno, wife and husband of record in Instrument No. 20211021-0141606 Register's Office for Davidson County, Tennessee, dated October 17, 2021 and recorded on October 21, 2021. (Value of consideration shown in aforementioned deed $287,900.00.) Being also known as 4044 Scotwood Drive Nashville, Tennessee 37211.

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 2/8/2022 (date of document).

Kayla Short

Affiant Signature

2/8/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 8 day of FEBRUARY, 2022,

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