Karen Johnson Davidson County
Batch# 838902 DEEDWARR
04/13/2022 09:53:30 AM 6 pgs
Fees: $33.00 Taxes: $1,666.85
20220413-0042687

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

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: 188-10-0C-160-00

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,

Jerry Renee Diaz, a married person and Samuel Diaz, her husband

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 29th day of March, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jerry Renee Diaz

Jerry Renee Diaz

Samuel Diaz

Samuel Diaz

STATE OF Texas

COUNTY OF Montgomery

A.G.

On this 29th day of March, 2022, before me personally appeared **Jerry Renee Diaz and Samuel Diaz** ~~xxxxxxxxxx~~ 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.

Anahi Gonzalez

Notary Public , State of Texas

Printed Name: Anahi Gonzalez

Commission Expires: 11/18/2024

NOTARY PUBLIC STATE OF TEXAS

Anahi Gonzalez

ID NUMBER
132/8807/2
COMMISSION EXPIRES
November 18, 2024

Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS)
)
☐ City ☑ County of Fort Bend)

On 03/29/2022 (Date) before me, Lavonia Kimani (Notary Name),

personally appeared Samuel Diaz
Name(s) of Signer(s)

❑ personally known to me -- **OR** --

❑ proved to me on the basis of the oath of _____ -- **OR** --
Name of Credible Witness

☑ proved to me on the basis of satisfactory evidence: passport
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.

NOTARY PUBLIC STATE OF TEXAS
Lavonia Kimani
ID NUMBER
1477583
COMMISSION EXPIRES
May 15, 2022

Notary Public Signature: Lavonia Kimani

Notary Name: Lavonia Kimani
Notary Commission Number: 1477583
Notary Commission Expires: 05/15/2022
Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed
Document Date: March 29, 2022 Number of Pages (w/ certificate): 4
Signer(s) Other Than Named Above: Jerry Renee Diaz

Capacity(ies) Claimed by Signer(s)
Signer's Name: Samuel Diaz

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
☑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____
Signer Is Representing: self

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____
Signer Is Representing: _____

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 508 Pleasant Street, Nolensville, TN 37135

TAX PARCEL ID/APN (For informational purposes only): 188-10-0C-160-00

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Carothers Crossing, Phase 3, Section 1 as shown on plat of record in Plat at Instrument No. 20170523-0051054, 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 Jerry Renee Diaz, a married person by Warranty deed from Crystal Delco and Art Delco, wife and husband of record in Instrument No. 20191126-0121907 Register's Office for Davidson County, Tennessee, dated November 21, 2019 and recorded on November 26, 2019. (Value of consideration shown in aforementioned deed $300,000.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 450,500.00

AFFIANT

Subscribed and sworn to before me, this 29th day of March, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
508 Pleasant Street, Nolensville, TN 37135

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 03/29/2022 (date of document).

Kayla Short

Affiant Signature

03/29/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 29th day of March, 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