Karen Johnson Davidson County
Batch# 843455 DEEDWARR
04/21/2022 11:00:30 AM 5 pgs
Fees: $28.00 Taxes: $1,393.05
20220421-0046182

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:
Sydney Lynn Bender and James Andrew Bender II
8706 Gauphin Place
Nashville, TN 37211

Name and address of new owner:
Sydney Lynn Bender and James Andrew Bender II
8706 Gauphin Place
Nashville, TN 37211

Map parcel number: 173090A50900CO

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,

Sydney Lynn Bender and James Andrew Bender II, wife and husband

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 11th day of April, 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: 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 11th day of April, 2022.

_____
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 $ 376,500.00

AFFIANT

Subscribed and sworn to before me, this 11th day of April, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
8706 Gauphin Place, Nashville, TN 37211 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 8706 Gauphin Place, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 173090A50900CO

Land in Davidson County, Tennessee, being Lot No. 405 on the Plan of Lenox Village, Phase Seven of record in Plat at Instrument No. 20051028-0130418, 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 Traci E. Baumann, an unmarried woman by Warranty deed from Ayn Marie Bivins, an unmarried woman of record in Instrument No. 20150520-0046473 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 20, 2015. (Value of consideration shown in aforementioned deed $195,000.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty deed from Trace E. Baumann and Jeffrey Randall, wife and husband of record in Instrument No. 20211228-0170507 Register's Office for Davidson County, Tennessee, dated December 20, 2021 and recorded on December 28, 2021. (Value of consideration shown in aforementioned deed $339,600.00.) Being also known as 8706 Gauphin Place 405 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 4/11/22 (date of document).

Kayla Short
Affiant Signature

4/11/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 11th day of april, 20 22,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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