Karen Johnson Davidson County
Batch# 848262 DEEDWARR
04/29/2022 12:08:30 PM 5 pgs
Fees: $28.00 Taxes: $943.50
20220429-0050062

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:
Kerouls Boutrous
3225 Luann Drive
Antioch, TN 37013

Name and address of new owner:
Kerouls Boutrous
3225 Luann Drive
Antioch, TN 37013

Map parcel number: 150-05-0-385-00

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,

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,

Kerouls Boutrous, a married 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.

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Witness our hand this 21st 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 21st 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 # 59609
My Comm. Expires Feb 11, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3225 Luann Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 150-05-0-385-00

Land in Davidson County, Tennessee, being Lot No. 14B on the Plan of Zone Lot Division of Lots 9,10,11,12,13 and 14 Cherry Hills, Section 12 of record in Plat Book 6250, Page 734, 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 David M. Davis and wife, Roena K. Davis by Warranty deed from John T. Masten and wife, Jeanie L. Masten of record in Book 8034, page 909, Register's Office for Davidson County, Tennessee, dated January 29, 1990 and recorded on January 30, 1990. (Value or consideration shown in aforementioned deed $63,000.00.)

The said David M. Davis dicd on or about February 25, 2018 leaving Roena K. Davis as the surviving tenant by the entirety.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Roena K. Davis, widowed, surviving spouse of David Davis, deceased of record in Instrument No. 20220209-0014865 Register's Office for Davidson County, Tennessee, dated January 26, 2022 and recorded on February 09, 2022. (Value of consideration shown in aforementioned deed $210,000.00.) Being also known as 3225 Luann Drive Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 255,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 21st day of April, 2022.

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

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

3225 Luann 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 04/21/2022 (date of document).

Kayla Short

Affiant Signature

04/21/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 21st day of April, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024