Karen Johnson Davidson County
Batch# 862105 DEEDWARR
05/25/2022 08:19:30 AM 5 pgs
Fees: $28.00 Taxes: $1,864.80
20220525-0060349

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:
Mohammed Nawzad Sabir and Chenar A. Abdalla
5699 Deer Valley Trail
Antioch, TN 37013

Name and address of new owner:
Mohammed Nawzad Sabir and Chenar A. Abdalla
5699 Deer Valley Trail
Antioch, TN 37013

Map parcel number: 173-08-0A-107-00- CO

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,

Mohammed Nawzad Sabir and Chenar N. Abdalla, husband and wife

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 19th 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 19th 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 $ 504,000.00

AFFIANT

Subscribed and sworn to before me, this 19TH 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:

5699 Deer Valley Trail, Antioch, TN 37013 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5699 Deer Valley Trail, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 173-08-0A-107-00 -CO

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Final Plat of Section Three Deer Valley "Cluster Lot Subdivision" of record in Plat at Instrument No. 20060614-0070867, 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 Ted W. Miller and Maryna V. Miller, husband and wife by Warranty deed from Lake Forest Homes, Inc., a Tennessee corporation of record in Instrument No. 20150428-0037727 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 28, 2015. (Value of consideration shown in aforementioned deed $204,990.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Ted W. Miller and Maryna V. Miller, husband and wife of record in Instrument No. 20220310-0027853 Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on March 10, 2022. (Value of consideration shown in aforementioned deed $418,400.00.) Being also known as 5699 Deer Valley Trail Antioch, Tennessee 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 4/19/22 (date of document).

Kayla Short
Affiant Signature

4/19/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 19TH day of APRIL, 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