Karen Johnson Davidson County
Batch# 885303 DEEDWARR
07/07/2022 10:00:30 AM 5 pgs
Fees: $28.00 Taxes: $1,498.50
20220707-0078273

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:
**Maxine D Matheson and Trevor Matheson**
2820 Chapelwood Drive
Hermitage, TN 37076

Name and address of new owner:
Maxine D Matheson and Trevor Matheson
2820 Chapelwood Drive
Hermitage, TN 37076

Map parcel number: 086-14-0B-011-00

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,

**Maxine D Matheson and Trevor Matheson, 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.

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Witness our hand this 23 day of June, 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: Aimee Zwolle
Title: Authorized Signer

State of Arizona
County of Maricopa

Personally appeared before me, Logan Roy Wagner, a Notary Public in and for said County and State, Aimee Zwolle, 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 23 day of June, 2022.

_____
Notary Public

Printed Name: Logan Roy Wagner

Commission Expires:

06-24-2025

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

# EXHIBIT A

For Information purposes only - Street Address: 2820 Chapelwood Drive, Hermitage, TN 37076

County: Davidson

File Number: 458666

Tax Parcel ID/APN: 086-14-0B-011-00

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Revised Final Plat of Fleetwood Subdivision, Phase One of record in Plat Book 6900, Page (s) 465 and 466, 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 Brian F. Hare, a single man by Warranty deed from Matthew G. Watson and Wife, Erin M. Watson of record in Instrument No. 20150804-007688 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 04, 2015 . (Value of consideration shown in aforementioned deed $187,000.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Brian F. Hare, a single man of record in Instrument No. 20220308-0026556 Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on March 08, 2022. (Value of consideration shown in aforementioned deed $406,400.00.)

BEING the same property conveyed to  by Warranty Deed from of record in Deed  in the Register's Office for Davidson County, Tennessee.

# AFFIDAVIT OF VALUE

STATE OF GEORGIA )

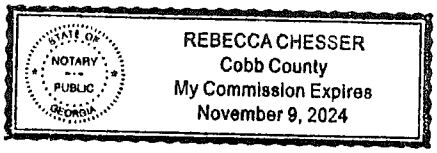
COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $ 405,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 23rd day of June, 2022.

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




Property address: 2820 Chapelwood Drive, Hermitage, TN 37076

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 06/23/2022 (date of document).

Kayla Short

Affiant Signature

06/23/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 23rd day of June, 2022,

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