Karen Johnson Davidson County
Batch# 890569 DEEDWARR
07/18/2022 02:49:30 PM 5 pgs
Fees: $28.00 Taxes: $2,046.10
20220718-0082171

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:
Chelsea Roberts and Austin Roberts
2861 Lakeside Meadows Circle, Mount Juliet, TN 37122

Name and address of new owner:
Chelsea Roberts and Austin Roberts
2861 Lakeside Meadows Circle, Mount Juliet, TN 37122

Map parcel number: 110-03-0A-075.00-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,

Chelsea Leeann Roberts and Austin Roberts, 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.

Witness our hand this 11th day of July, 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 11th day of July, 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
Legal Description

MORE COMMONLY KNOWN AS: 2861 Lakeside Meadows Circle, Mount Juliet, TN 37122

TAX PARCEL ID/APN (For informational purposes only): 110-03-0A-075.00-CO

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of The Final Plat of Phase 3, Lakeside Meadows, A Cluster Lot Development of record in Plat at Instrument No. 20150406-0029421, 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 Michael Lee Furster and spouse Kristina Helene Furster, husband and wife by Special Warranty deed from The Jones Company Of Tennessee, L.L.C., a Missouri Limited Liability Company of record in Instrument No. 20151015-0104915 Register's Office for Davidson County, Tennessee, dated October 9, 2015 and recorded on October 15, 2015. (Value of consideration shown in aforementioned deed $285,800.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Michael Lee Furster and Kristina Helene Furster, husband and wife of record in Instrument No. 20220314-0029741 Register's Office for Davidson County, Tennessee, dated March 04, 2022 and recorded on March 14, 2022. (Value of consideration shown in aforementioned deed $509,500.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $553,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 11th day of July, 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:2861 Lakeside Meadows Circle, Mount Juliet, TN 37122

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 07/11/2022 (date of document).

Kayla Short

Affiant Signature

07/11/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 11th day of July, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

