Karen Johnson Davidson County
Batch# 904211 DEEDWARR
08/16/2022 02:14:30 PM 5 pgs
Fees: $28.00 Taxes: $1,317.20
20220816-0092920

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:
Jennifer Lynne St. James
2849 Rural Hill Circle
Nashville, TN 37217

Name and address of new owner:
Jennifer Lynne St. James
2849 Rural Hill Circle
Nashville, TN 37217

Map parcel number: 13613005700

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,

Jennifer Lynne St. James, a single woman

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 12th day of August, 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 12th day of August, 2022

_____
Notary Public

Printed Name: Kylie Celeste Ottney

Commission Expires:

Feb 11 2025

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596094
My Comm. Expires Feb 11, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2849 Rural Hill Circle, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 13613005700

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Section Eight, Edge-O-Lake Estates of record in Plat Book 3700, Page 101, 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 OPENDOOR PROPERTY TRUST I, a Delaware statutory trust by Warranty deed from Jacob M. Canull, a single person and Sally B. Rogers, a single person, of record in Instrument No. 20220523-0059560 Register's Office for Davidson County, Tennessee, dated May 12, 2022 and recorded on May 23, 2022.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

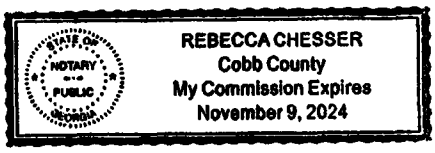
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 356,000.00

AFFIANT

Subscribed and sworn to before me, this 12TH day of AUGUST, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:

2849 Rural Hill Circle, Nashville, TN 37217 (Davidson)

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 8/12/22 (date of document).

Kayla Short

Affiant Signature

8/12/22

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 12TH day of AUGUST, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

