Karen Johnson Davidson County
Batch# 924781 DEEDWARR
10/03/2022 03:01:30 PM 5 pgs
Fees: $28.00 Taxes: $1,805.46
20221003-0109033

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:
Residential Home Buyer Nashville, LLC, a Delaware Limited Liability Company
P.O. Box 4090
Scottsdale, AZ 85261

Name and address of new owner:
Residential Home Buyer Nashville, LLC, a Delaware Limited Liability Company
P.O. Box 4090
Scottsdale, AZ 85261

Map parcel number: 172-03-0-B-039-00

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,

Residential Home Buyer Nashville, LLC, a Delaware Limited Liability Company,

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 30TH day of SEPTEMBER, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By:
Name: Candace Madrid
Title: Authorized Signor

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Brianne Wick, a Notary Public in and for said County and State, Maricopa, Arizona, 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 30TH day of SEPTEMBER, 20 22

Notary Public

Printed Name: Brianne Wick

My Commission Expires: 1/19/24

BRIANNE WICK
Notary Public - Arizona
Maricopa County
Commission # 575149
My Comm. Expires Jan 19, 2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 636 Magnolia Lane, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 172-03-0-B-039-00

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of The Woodlands, a Planned Unit Development, Phase 2 of record in Plat Book 6900, Page 635, 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 Gregory Culp, an unmarried man by Warranty deed from Jacob B. Schneier, an unmarried man of record in Instrument No. 20100203-0008505 Register's Office for Davidson County, Tennessee, dated January 08, 2010 and recorded on February 03, 2010. (Value of consideration shown in aforementioned deed $185,600.00.).

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty deed from Michael Gregory Culp, joined by his wife Debra Rae Culp of record in Instrument No. 20220708-0078749 Register's Office for Davidson County, Tennessee, dated July 05, 2022 and recorded on July 08, 2022. (Value of consideration shown in aforementioned deed $469,600.00.).

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 487,963.00

AFFIANT

Subscribed and sworn to before me, this 30TH day of SEPTEMBER, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

636 Magnolia Lane, Nashville, TN 37211

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 SEPTEMBER 30, 2022 (date of document).

Kayla Short

Affiant Signature

SEPTEMBER 30, 2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 30TH day of SEPTEMBER, 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