Karen Johnson Davidson County
Batch# 925034 DEEDWARR
10/04/2022 11:28:30 AM 5 pgs
Fees: $28.00 Taxes: $1,369.00
20221004-0109397

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:
Sebastian Castellanos
3209 Dockside Dr
Hermitage, TN 37076

Name and address of new owner:
Sebastian Castellanos
3209 Dockside Dr
Hermitage, TN 37076

Map parcel number: 074-08-0-268-00000

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,

Sebastian Castellanos, a single man

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 19th day of September, 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: Kendyl Wells
Title: Authorized Signer

State of Arizona
County of Maricopa

Personally appeared before me, Zyrion Lee, a Notary Public in and for said County and State, Kendyl Wells, 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 September, 2022.

_____
Notary Public

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

Printed Name: Zyrion Lee

Commission Expires:

01-15-2025

EXHIBIT A
Legal Description

STREET ADDRESS: 143 Jacksonian Drive, Hermitage, TN 37076

COUNTY: Davidson

CLIENT CODE: 483309

TAX PARCEL ID/APN: 074-08-0-268-00000

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1008 on the Plan of Section Ten, Hermitage Hills, as of record in Plat Book 3600, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 1008 fronts 91.13 feet on the Easterly side of Jacksonian Drive and extends back between lines 96.55 feet on the Northerly side and 170.0 feet on the Southerly side to a dead line in the rear on which it measures 116.53 feet.

Being the same property conveyed to OpenDoor Property Trust I, a Delaware statutory trust, from Robert Burns, joined by spouse Sheila Burns; Nancy McKnight, joined by spouse Timm McKnight; John Burns, a single man; Barbara Bundren, joined by spouse Jerry Bundren; Edward Burns, joined by spouse Paulette Burns; and Margaret Bourrie, a single woman, dated June 28, 2022 and recorded July 28, 2022 in Instrument No. 20220728-0086271, Register's Office for Davidson County, Tennessee

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Real Property Records of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

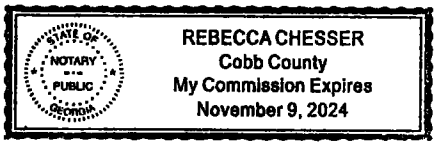
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $370,000.00

Kayla Hunt
AFFIANT

Subscribed and sworn to before me, this 21st day of September, 20 22.

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



Property address:
143 Jacksonian 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 September 19, 2022 (date of document).

Kayla Short
Affiant Signature

9/21/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 21st day of September, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

