Karen Johnson Davidson County
Batch# 932578 DEEDWARR
10/21/2022 03:19:30 PM 5 pgs
Fees: $28.00 Taxes: $2,179.30
20221021-0114975

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:
Kathy Lynn Kolwyck
2605D Traughber Drive
Nashville, TN 37206

Name and address of new owner:
Kathy Lynn Kolwyck
2605D Traughber Drive
Nashville, TN 37206

Map parcel number: 073130N00200CO

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,

Kathy Lynn Kolwyck, 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.

Witness our hand this 19th day of October, 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: Cynthia Pagetta
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Logan Roy Wagner, a Notary Public in and for said County and State, Cynthia Pagetta, 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 October, 2022.

_____
Notary Public

Printed Name: Logan Roy Wagner

My 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

STREET ADDRESS: 2605D Traughber Drive, Nashville, TN 37206

COUNTY: Davidson

CLIENT CODE: 489128

TAX PARCEL ID/APN: 073130N00200CO

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. D of Homes at 2605 Traughber Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2605 Traughber Drive, a Horizontal Property Regime, of record in Instrument Number 20170426-0041146, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty deed from Brian Cunningham and Frances Cunningham f/k/a Frances Boehnlein, husband and wife of record in Instrument No. 20220707-0078670 Register's Office for Davidson County, Tennessee, dated July 01. 2022 and recorded on June 07, 2022.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

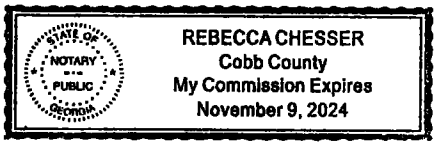
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $589,000.00

Kayla Hunt
AFFIANT

Subscribed and sworn to before me, this 20th day of October, 20 22 .

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



Property address:

2605D Traughber Drive, Nashville, TN 37206

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 October 19, 2022 (date of document).

Kayla Short
Affiant Signature

10/20/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 20th day of October, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

