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:
Madeline M Poppe
509 Rockwood Drive
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 941266 DEEDWARR
11/15/2022 01:21:30 PM 5 pgs
Fees: $28.00 Taxes: $1,147.00
20221115-0121727

Name and address of new owner:
Madeline M Poppe
509 Rockwood Drive
Hermitage, TN 37076

Map parcel number: 086-11-0-002-00

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,

Madeline M Poppe, 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 14th 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: Russell White
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, Russell White, 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 14th 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: 509 Rockwood Drive, Hermitage, TN 37076

COUNTY: Davidson

CLIENT CODE: 493235

TAX PARCEL ID/APN: 086-11-0-002-00

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Hermitage Woods, Section Three of record in Plat Book 5050, Page (s) 109 and 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 30 fronts 66.67 feet on the Southerly margin of Rockwood Drive and extends back between parallel lines 120.0 feet to a dead line in the rear.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Amanda A. Buchanan and Daniel Robert Weikal, wife and husband, dated June 6, 2022 and recorded June 21, 2022 in Instrument No. 20220621-0070442, Register's Office of 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)

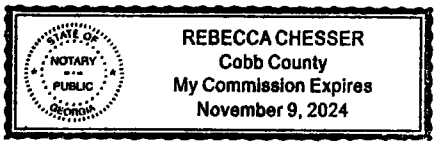
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 310,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 15th day of November, 2022.

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



Property address:

509 Rockwood 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 November 14, 2022 (date of document).

Kayla Short
Affiant Signature

11/15/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 15th day of November, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

