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

Karen Johnson Davidson County
Batch# 953577 DEEDWARR
12/20/2022 03:47:30 PM 5 pgs
Fees: $28.00 Taxes: $1,222.85
20221220-0131583

Send tax bills to:
OPENDOOR PROPERTY TRUST I, a Delaware Statutory Trust
410 N. Scottsdale Rd., Ste. 1600
Tempe, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware Statutory Trust
410 N. Scottsdale Rd. Ste. 1600
Tempe, AZ 85281

Map parcel number: 096-14-0-076-00

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,

Natividad Villaluna, a since remarried woman,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

OPENDOOR PROPERTY TRUST I, a Delaware Statutory Trust,

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 20th day of December, 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.

Natividad Villaluna

Natividad Villaluna

STATE OF Florida

COUNTY OF Broward

On this 20th day of December, 20 22, before me personally appeared Natividad Villaluna ID Produced TN Driver License, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Chauncey Miller

Notary Public

Printed Name: Chauncey Miller

Commission Expires:

05/16/2025

CHAUNCEY MILLER
Notary Public - State of Florida
Commission # HH 129765
Expires on May 16, 2025

Notarized online using audio-video communication

EXHIBIT A

Legal Description

STREET ADDRESS: 2922 Twin Lawn Drive, Nashville, TN 37214

COUNTY: Davidson

CLIENT CODE: 493871

TAX PARCEL ID/APN: 096-14-0-076-00

Land in Davidson County, Tennessee, being Lot No. 747 on the Plan of Cloverhill, Section No. IX of record in Book 2331, Page 44, Register's Office for said County, to which Plan reference is made for a complete description.

Further being the same property conveyed to Medardo R. Villaluna, Jr., and Natividad N. Villaluna, husband and wife, by Warranty Deed from Marin George and Mihaela E. George, husband and wife, dated November 12, 2014 and recorded November 14, 2014 in Instrument No. 20141114-0105473, Register's Office for Davidson County, Tennessee. Medardo Villaluna divested his interest to Natividad Naluz, formerly known as Natividad Villaluna by Final Decree of Divorce and Marital Dissolution agreement dated September 2, 2021 and recorded February 25, 2022 in Instrument No. 20220225-0021798, 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)

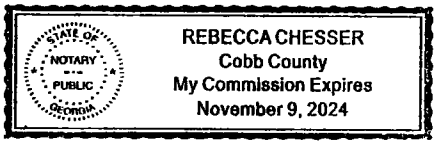
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 330,500.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 20th day of December, 2022.

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



Property address:
2922 Twin Lawn Drive, Nashville, TN 37214

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 December 20, 2022 (date of document).

Kayla Short
Affiant Signature

12/20/22
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 20th day of December, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

