Karen Johnson Davidson County
Batch# 988108 DEEDWARR
04/04/2023 10:56:30 AM 5 pgs
Fees: $28.00 Taxes: $1,805.60
20230404-0024417

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:
Liza Lood Balingit and Crisanto M. Balingit
732 Magnolia Trail
Nashville, TN 37221

Name and address of new owner:
Liza Lood Balingit and Crisanto M. Balingit
732 Magnolia Trail
Nashville, TN 37221

Map parcel number: 142-11-0B-015-00

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,

Liza Lood Balingit and Crisanto M. Balingit, Wife and Husband,

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 27th day of March, 2023, 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: Stephanie Paul
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, Stephanie Paul, 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 27th day of March, 2023.

_____
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

MORE COMMONLY KNOWN AS: 732 Magnolia Trail, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 142-11-0B-015-00

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat for Magnolia Place, of record in Plat Book 7900, Page 729, 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 OPENDOOR PROPERTY TRUST I, a Delaware statutory trust by Warranty Deed from Pravin A. Patel, a married man joined by his spouse, Naynaben Pravin Patel of record in Instrument No. 20220720-0083040, Register's Office for Davidson County, Tennessee, dated July 15, 2022 and recorded on July 20, 2022.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

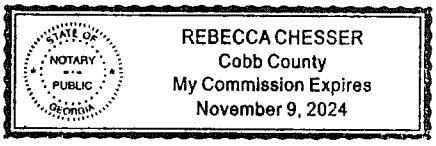
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 488,000.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 28th day of March, 20 23.

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



Property address:
732 Magnolia Trail, Nashville, TN 37221

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 March 27, 2023 (date of document).

Kayla Short
Affiant Signature

3/28/2023
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 28th day of March, 20 23,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

