Karen Johnson Davidson County
Batch# 988922 DEEDWARR
04/05/2023 12:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,376.40
20230405-0024830

**Recordation Requested By/Return to:**
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097
File No. 508259

**This Instrument Prepared By:**
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX NOTICES TO: | MAP PARCEL NUMBERS |
|---|---|---|
| NAGI BOULES<br>AND ZHOUR MANKARYOUS | NAGI BOULES<br>AND ZHOUR MANKARYOUS | 164100A26200CO |
| 4256 SANDSTONE DRIVE<br>ANTIOCH, TN 37013 | 4256 SANDSTONE DRIVE<br>ANTIOCH, TN 37013 | |

This Deed executed this 3rd day of April 20 23, for good consideration, I (We) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD STE 1600, TEMPE, AZ 85281, hereby bargain, deed, and convey to **NAGI BOULES AND ZHOUR MANKARYOUS, HUSBAND AND WIFE** whose mailing address is 4256 SANDSTONE DRIVE, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

**Land in Davidson County, Tennessee being Lot No. 117, Final Plat, Village Five, Summerfield Subdivision, of record in Instrument No. 20051103-0133115 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

Being the same premises conveyed to OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST by Deed dated 11/15/2022 and recorded on 11/21/2022 as Instrument No. 20221121-0122970 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 164100A26200CO

Property Address: 4256 SANDSTONE DRIVE, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

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 3rd day of April, 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 3rd day of April, 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

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.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

# AFFIDAVIT OF VALUE

STATE OF GEORGIA )

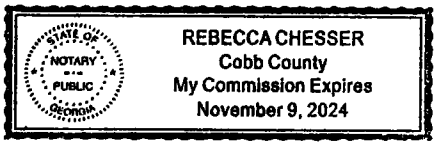
COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $372,000.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 4th day of April, 2023.

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




Property address:
4256 Sandstone Drive, Antioch, TN 37013

## 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 April 3, 2023 (date of document).

Kayla Short
Affiant Signature

4/4/2023
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 4th day of April, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

