Karen Johnson Davidson County
Batch# 1046405 DEEDWARR
09/05/2023 03:01:30 PM 5 pgs
Fees: $28.00 Taxes: $1,198.43
20230905-0069586

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:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85288

Map parcel number: 08713002400

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,

Edward G. Rasheff, a single man

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 1st day of September, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Edward G. Rasheff

Edward G. Rasheff

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1st day of September, 2023, before me personally appeared EDWARD G. RASHEFF, 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.

Regina C. Hockett

Notary Public

Printed Name: Regina C. Hockett

Commission Expires:

3/3/2026

REGINA C. HOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4333 Central Valley Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 08713002400

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Central Valley Forest of record in Plat Book 5800, Page(s) 71 and 72, 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 Edward G. Rasheff by Warranty deed from Ronald Allan Dillard, and wife Anna Dillard of record in Instrument No. 20080514-0049504 Register's Office for Davidson County, Tennessee, dated May 07, 2008 and recorded on May 14, 2008.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 323,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF GA

COUNTY OF Gwinnett

Sworn to before me this 1st day of September, 20 23.

Notary Public
My Commission Expires:

4333 central Valley Drive
Hermitage, TN 37076

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, 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 9/1/2023 (date of document).

Affiant Signature

9/01/2023
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 1st day of September, 20 23,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024