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# 1074293 DEEDWARR
11/21/2023 01:39:30 PM 5 pgs
Fees: $28.00 Taxes: $1,291.30
20231121-0090679

Send tax bills to:
Michael James Musacchio
735 Tulip Grove Road, Unit 335
Hermitage, TN 37076

Name and address of new owner:
Michael James Musacchio
735 Tulip Grove Road, Unit 335
Hermitage, TN 37076

Map parcel number: 075120F08700CO

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,

Michael James Musacchio, a single man

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 20 day of November, 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: Chelsey Roberts
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Zyrion Lee, a Notary Public in and for said County and State, Chelsey Roberts, 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 20 day of November, 2023.

_____
Notary Public

Printed Name: Zyrion Lee

My Commission Expires: 01-15-2025

ZYRION LEE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 596733
Expires January 15, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 735 Tulip Grove Road, Unit 335, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 075120F08700CO

Being Unit No. 335 (also known as Tax Parcel 87) Tulip Cove Townhomes, a Horizontal Property Regime with private elements as shown on Exhibit B to the Declaration of Covenants and Restrictions of record in Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chad Wilson, a single man by Warranty deed from Marquis Homes, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20080519-0051256 Register's Office for Davidson County, Tennessee, dated May 16, 2008 and recorded on May 19, 2008.

Being the same property conveyed to Chad Wilson and Elizabeth Wilson, husband and wife by Quit Claim deed from Chad Wilson, a married man, joined by Elizabeth Wilson, his wife of record in Instrument No. 20120907-0080975 Register's Office for Davidson County, Tennessee, dated August 27, 2012 and recorded on September 07, 2012.

Being the same property conveyed to OPENDOOR PROPERTY TRUST I, a Delaware statutory trust by Warranty Deed from Chad Wilson and Elizabeth Wilson, husband and wife of record in Instrument No. 20230901-0068888 Register's Office for Davidson County, Tennessee, dated August 30, 2023 and recorded on September 1, 2023.

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 $ 349,000 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 20th day of November, 2023.

Notary Public
My Commission Expires:

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

Property Address:
735 Tulip Grove Road, Unit 335, Hermitage, TN 37076

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 11/20/2023 (date of document).

Robynn Miller

Affiant Signature

11/20/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 20th day of November, 2023,

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