Name and Address of New Owner:
Opendoor Property Trust I
One Post Street, Floor 11
San Francisco, CA 94104

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1088372 DEEDWARR
01/04/2024 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,503.31
20240104-0000902

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 164-03-0A-056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rodney McKissack, and Shaundra McKissack, husband and wife** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Opendoor Property Trust I, a Delaware Statutory Trust,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being more particularly described as Lot 56, as shown and further described on the Final Plat of Rolling Hills Subdivision of record at Instrument No. 20161109-0118395, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rodney McKissack and Shaundra McKissack, husband and wife, by Warranty Deed dated February 15, 2018 from Hemant B. Badgandi and Saumya Ramanathan, husband and wife, recorded February 15, 2018 in Instrument No. 20180215-0015003 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of January, 2024.

_____(SEAL)
Rodney McKissack

_____(SEAL)
Shaundra McKissack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 2024, before me personally appeared Rodney McKissack and Shaundra McKissack, 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's (or persons') free act and deed.

Witness my hand, at office, this 4th day of January, 2024.

_____
Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $406,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 4th day of January, 2024.

_____
Notary Public
My commission expires: _____
File No. 2023-6601-RS

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 1/4/24 (date of document).

Regina Sullo
Affiant Signature

January 4, 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 4th day of January 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026