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# 1113756 DEEDWARR
03/21/2024 01:16:30 PM 5 pgs
Fees: $28.00 Taxes: $1,524.40
20240321-0019637

Send tax bills to:
Miranda Villanueva and Michael Ryne Alexander
1616A Northview Avenue
Nashville, TN 37216

Name and address of new owner:
Miranda Villanueva and Michael Ryne Alexander
1616A Northview Avenue
Nashville, TN 37216

Map parcel number: 16203002000

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,

Miranda Villanueva and Michael Ryne Alexander, married to each other, as joint tenants with rights of survivorship,

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 MARCH, 20 24, 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: Sarah Scotia
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, Sarah Scotia, 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 MARCH, 20 24.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2025

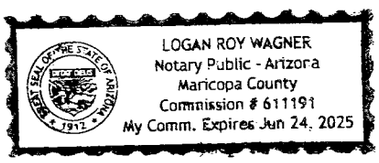


EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4921 Cimarron Way, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 16203002000

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Section III Apache Hills Subdivision of record in Plat Book 4175, Page 9, 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 Elizabeth M. Fuller, Crystal E. Fuller by Special Warranty Deed from Bankers Trust Company of California, N.A., a Custodian or Trustee, by and through its Attorney-in-Fact, Chase Manhattan Mortgage Corp. of record in Instrument No. 20010906-0096922 Register's Office for Davidson County, Tennessee, dated August 23, 2001 and recorded on September 6, 2001.

The said Elizabeth M. Fuller having died on or about April 14, 2020. Affidavits of Heirship recorded on June 13, 2023 in Instrument Nos. 20230613-0044962 and 20230613-0044963. According to said Affidavits, Sheila Howell and Crystal Fuller are the sole heirs at law of Elizabeth M. Fuller.

Being the same property conveyed to Crystal Elizabeth Fuller Yahya by Tennessee Quit Claim Deed from Sheila Howell of record in Instrument No. 20230613-0044964 Register's Office for Davidson County, Tennessee, dated May 19, 2023 and recorded on June 13, 2023.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Crystal Elizabeth Fuller Yahya, a single woman of record in Instrument No. 20230830-0068083 Register's Office for Davidson County, Tennessee, dated August 28, 2023 and recorded on August 30, 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 $ 412,000.00 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 20 day of MARCH, 20 24.

Notary Public
My Commission Expires:

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 03/20/2024 (date of document).

Robynn Miller

Affiant Signature

03/20/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 20 day of MARCH, 2024,

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