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# 1126777 DEEDWARR
04/25/2024 08:01:30 AM 5 pgs
Fees: $28.00 Taxes: $1,239.50
20240425-0029721

Send tax bills to:
Joseph Bonvillian
2742 Old Matthews Road
Nashville, TN 37207

Name and address of new owner:
Joseph Bonvillian
2742 Old Matthews Road
Nashville, TN 37207

Map parcel number: 060-09-0-003-00

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,

Joseph Bonvillian, An Unmarried 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 23 day of APRIL, 2024, 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: Blake Hardy
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, Blake Hardy, 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 23 day of APRIL, 2024.

_____
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

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2742 Old Matthews Road, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 060-09-0-003-00

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Trinity Hills Village, Section Two, First Addition of record in Plat Book 4460, Page (s) 45 and 46, 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 J. W. Martin by Warranty Deed from Robert L. Sawyer et ux Shirley M. Sawyer of record in Book 5134, page 475, Register's Office for Davidson County, Tennessee, dated April 07, 1977 and recorded on April 08, 1977.

Being the same property conveyed to Don Edward Mobley and William James Martin, Sr. by Warranty Deed from J. W. Martin of record in Book 5145, page 547, Register's Office for Davidson County, Tennessee, dated May 09, 1977 and recorded on May 10, 1977.

Being the same property conveyed to Renard A. Hirsch, Trustee by Quitclaim Deed from Don Edward Mobley and Don Edward Mobley, Executor, of the Estate of William James Martin, Sr. of record in Instrument No. 20130213-0014585, Register's Office for Davidson County, Tennessee, dated February 12, 2013 and recorded on February 13, 2013 and within the same deed the said Renard A. Hirsch, Trustee conveyed his interest in the subject property to Don Edward Mobley.

Being the same property conveyed to Donna Foreman, a married woman by Executor's Quitclaim Deed from Donna Foreman, Executor of the Estate of Don Edward Mobley of record in Instrument No. 20210416-0051165 Register's Office for Davidson County, Tennessee, dated April 01, 2021 and recorded on April 16, 2021.

Affidavit of Heirship recorded on March 08, 2023 in Instrument No. 20230308-0016715. The said persons William James Martin, Sr. and Don Edward Mobley and Donna Mobley Foreman having since died.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Mya Foreman, an unmarried person, Rufus W. Foreman, an unmarried person and Rufus E. Foreman, an unmarried person, all as heirs at law of Donna Foreman, deceased of record in Instrument No. 20240103-0000516 Register's Office for Davidson County, Tennessee, dated December 30, 2023 and recorded on January 03, 2024.

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 $ 335,000.00 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 23 day of APRIL, 20 24.

Notary Public
My Commission Expires:

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

Property Address: 2742 Old Matthews Road, Nashville, TN 37207

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 APRIL 23 2024 (date of document).

Robynn Miller

Affiant Signature

APRIL 23 2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 23 day of APRIL, 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