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# 1144562 DEEDWARR
06/07/2024 11:11:30 AM 5 pgs
Fees: $28.00 Taxes: $999.00
20240607-0042803

Send tax bills to:
Peyman Aboudzadeh Behbahani
1557 Sprucedale Drive
Antioch, TN 37013

Name and address of new owner:
Peyman Aboudzadeh Behbahani
1557 Sprucedale Drive
Antioch, TN 37013

Map parcel number: 175020B10700CO

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,

Peyman Aboudzadeh Behbahani, a married 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.

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 30 day of MAY, 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: Damaris Duke
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, Damaris Duke, 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 30 day of MAY, 2024.

_____
Notary Public

Printed Name: Zyrion Lee

My Commission Expires: 01-15-2025

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1557 Sprucedale Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 175020B10700CO

Land in the first Civil District of Davidson County, Tennessee, being all of Unit No. 4306, as shown on the Amendment to the Restated Declaration of Covenants, Conditions, and Restrictions and Master Deed for Old Hickory Commons, Exhibit "1", Amended Exhibit D, Section Two, a Planned Unit Development, filed for record as Instrument Number 20080317-0026338 and amended in Instrument Number 20130322-0028759, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to David W. Abbott, an unmarried person by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20160624-0064514 Register's Office for Davidson County, Tennessee, dated June 16, 2016 and recorded on June 24, 2016.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from David W. Abbott, an unmarried person of record in Instrument No. 20231106-0086715 Register's Office for Davidson County, Tennessee, dated November 3, 2023 and recorded on November 6, 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 $ $270,000.00 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 30 day of MAY, 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: 1557 Sprucedale Drive, Antioch, TN 37013

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 MAY 30 2024 (date of document).

Robynn Miller

Affiant Signature

MAY 30 2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 30 day of MAY, 20 24,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

