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

Send tax bills to:
Christiane Kayomi Lee and Matthew Randolph Lee
912 Crest Road
Del Mar, CA 92014

Karen Johnson Davidson County
Batch# 1148176 DEEDWARR
06/17/2024 03:00:30 PM 5 pgs
Fees: $28.00 Taxes: $962.00
20240617-0045375

Name and address of new owner:
Christiane Kayomi Lee and Matthew Randolph Lee
912 Crest Road
Del Mar, CA 92014

Map parcel number: 131-05-0B-438-00

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,

Christiane Kayomi Lee and Matthew Randolph Lee, Wife and Husband

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 14th day of JUNE, 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 14th day of JUNE, 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

Legal Description

MORE COMMONLY KNOWN AS: 438 Summit Ridge Place, Nashville, TN 37215

TAX PARCEL ID/APN (For informational purposes only): 131-05-0B-438-00

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 438 of the Four Seasons Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Four Seasons Condominiums, of record in Book 6841, Page 349, and as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Four Seasons Condominiums, as shown on the Exhibit "D" to the Master Deed, as of record in Book 6481, Page 349, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Lars Gunnar and wife, Jessica Gunnar by Warranty Deed from Magi Group LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190318-0024381 Register's Office for Davidson County, Tennessee, dated March 14, 2019 and recorded on March 18, 2019.

Being the same property conveyed to Lars Gunnar, unmarried by General Warranty Deed from Lars Gunnar and Jessica Gunnar, now divorced of record in Instrument No. 20221004-0109288 Register's Office for Davidson County, Tennessee, dated September 27, 2022 and recorded on October 4, 2022.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Lars Gunnar of record in Instrument No. 20240212-0009764 Register's Office for Davidson County, Tennessee, dated February 09, 2024 and recorded on February 12, 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 $ 260,000.00 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 14th day of June, 20 24.

Notary Public
My Commission Expires:

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

Property Address: 438 Summit Ridge Place, Nashville, TN 37215

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 6/14/2024 (date of document).

Robynn Miller

Affiant Signature

6/14/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 14th day of June, 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