Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
OD-24-4342

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of September, 2024

Notary Public

Commission Expires: 8/21/27

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Julian David Giraldo and Oscar Fernando Giraldo 815 Lower Park Place Antioch, TN 37013	New Owners	175 02 0B 153.00

Karen Johnson Davidson County
Batch# 1183799 DEEDWARR
09/20/2024 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20240920-0072953

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Opendoor Property Trust I, a Delaware statutory trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julian David Giraldo and Oscar Fernando Giraldo, tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit No. 2001 (Two Thousand and One) as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Section III, filed for record as Instrument Number. 20081117-00113467, of 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 Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Ashanti N. Chunn and Broderick Chunn, wife and husband, recorded on June 5, 2024, in Instrument Number 20240605-0042064, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 815 Lower Park Place, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of September, 2024.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor ~~Labs~~ Inc., as Trust Manager
By: _____

Name: Judith Duque

Title: Authorized Signatory

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Judith Duque, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., as the certified Trust Manager for Opendoor Property Trust I, and that he/she is authorized by Opendoor Property Trust I to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand and official seal this 18th day of September 2024.

_____
Notary Public at Large
My commission expires: _____

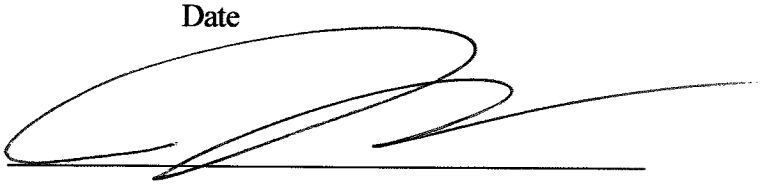
(Notary Seal)

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

Certificate of Authenticity

I, Joshua A. Jenkins, 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 September 19, 2024.

Date



Affiant Signature

09/19/2024

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 19 day of September, 2024.

Shannon Gilbert

Notary's Signature

My Commission Expires: 8/21/27

Notary's Seal

