Karen Johnson Davidson County
Batch# 1187816 DEEDWARR
09/30/2024 02:44:30 PM 5 pgs
Fees: $28.00 Taxes: $1,609.50
20240930-0075671

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:
Kumari Radha Joshi and Dipendra Bista
7520 Station Drive
Nashville, TN 37221

Name and address of new owner:
Kumari Radha Joshi and Dipendra Bista
7520 Station Drive
Nashville, TN 37221

Map parcel number: 142100E04000CO

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,

Kumari Radha Joshi and Dipendra Bist, husband and wife, as joint tenants,

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 27 day of SEPT, 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: Russell White
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, Russell White, 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 27 day of SEPT, 20 24.

_____
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: 7520 Station Drive, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 142100E04000CO

Land in Davidson County, Tennessee, being Unit No. 40 on the plan of Bellevue Station - Phase 2, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of Bellevue Station, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160108-0001959, supplemented as Instrument No. 20160926-0101494, and corrected as Instrument No. 20161025-00112596 and Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Christopher T. Leahy, an unmarried man by Warranty Deed from Matthew S. Ractliffe and Brittany Trapani Ractliffe, husband and wife of record in Instrument No. 20200327-0033460 Register's Office for Davidson County, Tennessee, dated March 25, 2020 and recorded on March 27, 2020.

Being the same property conveyed to OPENDOOR PROPERTY TRUST I, a Delaware statutory trust by Warranty Deed from Christopher T. Leahy, an unmarried man of record in Instrument No. 20240514-0035469 Register's Office for Davidson County, Tennessee, dated May 08, 2024 and recorded on May 14, 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 $ 435,000.00 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 27 day of SEPT, 20 24.

Notary Public
My Commission Expires:

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

Property Address:
7520 Station Drive, Nashville, TN 37221

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 SEPT 27 2024 (date of document).

Affiant Signature

SEPT 27 2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 27 day of SEPT, 20 24,

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