Karen Johnson Davidson County
Batch# 1224211 DEEDWARR
01/07/2025 02:25:30 PM 5 pgs
Fees: $28.00 Taxes: $1,001.59
20250107-0001403

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:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85288

Map parcel number: 075-11-0-251.00

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,

Maria-Elena Orbea, Trustee of The Orbea Echaniz Living Trust Dated June 27, 2024

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,

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 5 day of January, 20 25, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Maria-Elena Orbea, Trustee of the Orbea Echaniz Living Trust Dated June 27, 2024

Maria-Elena Orbea, Trustee of the Orbea Echaniz Living Trust

STATE OF TENNESSEE

COUNTY OF Davidson

On this 05 day of January, 20 25, before me personally appeared **Maria-Elena Orbea, Trustee of The Orbea Echaniz Living Trust Dated June 27, 2024**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Brent Adair

Commission Expires:

10/04/2027

BRENT ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
Oct. 4, 2027

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 908 Rachels Place, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 075-11-0-251.00

Being Lot 76B on the Plan of Zone Lot Division Lots 49 thru 79, Rachel's Square, Section 2, of record in Book 5200, page 623 thru 625 as amended in Book 6250, Pages 538 thru 543, Register's Office for Davidson County, Tennessee, to Which reference is hereby made for a more complete description.

Being the same property conveyed to Maria Elena Orbea, a single woman by Warranty Deed from Cola W. Owen K/N/A Cola W. Howell, Joined by husband, Keith Howell and Kristi L. Owen K/N/A Kristi L. Owen Pearce, Joined By husband, Chris Pearce of record in Instrument No. 200003150026693 Register's Office for Davidson County, Tennessee, dated March 13, 2000 and recorded on March 15, 2000.

Being the same property conveyed to Maria-Elena Orbea, Trustee of The Orbea Echaniz Living Trust Dated June 27, 2024 by Quitclaim Deed from Maria Elena Orbea, a single woman of record in Instrument No. 20240710-0051538 Register's Office for Davidson County, Tennessee, dated June 27, 2024 and recorded on July 10, 2024.

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

The actual consideration (or value, whichever is greater) for this transfer is

$ 270700.00 .

AFFIANT

Subscribed and sworn to before me, this 5th day of January, 2025.

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC SEAL

ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 1/5/2025 (date of document).

Affiant Signature

1/5/2025

Date

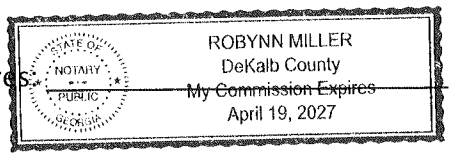
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 5th day of January, 2025,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)