Send tax bills to:
MELANIE MALABANAN AND CARLO MALABANAN
908 RACHELS PLACE UNIT 76-B
HERMITAGE, TN 37076

Name and address of new owner:
MELANIE MALABANAN AND CARLO MALABANAN
908 RACHELS PLACE UNIT 76-B
HERMITAGE, TN 37076

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 579722

Karen Johnson Davidson County
Batch# 1264513 DEEDWARR
04/24/2025 12:49:30 PM 5 pgs
Fees: $28.00 Taxes: $992.71
20250424-0031629

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 075-11-0-251-00

WARRANTY DEED

This Deed executed this 21st day of April 20 25, for good consideration of Two Hundred Sixty-Eight Thousand Three Hudnred and 00/100 Dollars **($268,300.00)**, I (We) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD, SUITE 1600, TEMPE, AZ 85288, hereby bargain, deed, and convey to **MELANIE MALABANAN AND CARLO MALABANAN, WIFE AND HUSBAND , AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 908 RACHELS PLACE UNIT 76-B, HERMITAGE, TN 37076, the following described land in DAVIDSON County, to wit:

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 Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Maria-Elena Orbea, Trustee of The Orbea Echaniz Living Trust June 27, 2024 of record in Instrument No. 20250107-0001403 Register's Office for Davidson County, Tennessee, dated January 05, 2025 and recorded on January 07, 2025.

APN: 075-11-0-251-00
Property Address: 908 RACHELS PLACE UNIT 76-B, HERMITAGE, TN 37076
This instrument was prepared without the benefit of a title examination.

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 21 day of APRIL, 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.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Anissa Cienfuegos-Ruiz
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, Anissa Cienfuegos-Ruiz, 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 21 day of APRIL, 20 25.

_____
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"

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. 20000315-0026693 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.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Maria-Elena Orbea, Trustee of The Orbea Echaniz Living Trust June 27, 2024 of record in Instrument No. 20250107-0001403 Register's Office for Davidson County, Tennessee, dated January 05, 2025 and recorded on January 07, 2025.

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 $ $268,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Brown

Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 21 day of APRIL , 20 25 .

NOTARY PUBLIC

My Commission Expires: 04/10/2027

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 908 Rachels Place, Unit 76-B, Hermitage, TN 37076

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 APRIL 21 2025 (date of document).

Affiant Signature

APRIL 21 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 21 day of APRIL, 2025,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

