Karen Johnson Davidson County
Batch# 620353 DEEDWARR
04/21/2021 04:06:30 PM 5 pgs
Fees: $28.00 Taxes: $583.86
20210421-0053674

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 232681

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 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 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste. 1600
Tempe, AZ 85281
Map parcel number: 162-05C-043.00-CO
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,

Meghann Cleary, unmarried

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(s) this 19 day of April, 2021.

Meghann Cleary

STATE OF TENNESSEE

COUNTY OF Davidson

On this 19 day of April, 2021, before me personally appeared Meghann Cleary, 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's (or persons') free act and deed.

LaTonya S Smith
Notary Public

Printed Name: LATONYA S SMITH

Commission Expires:
8/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

EXHIBIT A

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF Walton)

The actual consideration (or value, whichever is greater) for this transfer is $ 157,800.00

Affiant - Ralph Tune

Subscribed and sworn to before me, this 21st day of April , 20 21 .

NOTARY PUBLIC
My Commission Expires:
8/20/2024

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address: 5515 Country Drive, Unit apt 43
Nashville, TN 37211 (Meghann Cleary)

EXHIBIT A

For Information purposes only - Street Address: 5515 Country Drive, Unit Apt 43, Nashville, TN 37211

County: Davidson

File Number: 232681

Tax Parcel ID/APN: 162-05C-043.00-CO

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit: Townhouse No. 43, in Hickory Valley Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of record in Plat Book 4460, Page 27, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Therese M. Sutherland, an unmarried woman by deed from Mary E. O'Conner, unmarried of record in Instrument Number 20030701-0090696 in the Register's Office for Davidson County, Tennessee, dated June 27, 2003. and recorded on July 01, 2003, as re-recorded Deed dated August 07, 2003 in Instrument Number 20030807-0112650 and Scrivener's Affidavit recorded dated December 05, 2011 in Instrument No. 20111205-0094644(Value of consideration shown in aforementioned deed $ 91,500.00.)

Being the same property conveyed to Kathleen Cleary and Meghann Cleary by deed from Therese Sutherland Norris of record in Instrument Number 20051118-0139899 in the Register's Office for Davidson County, Tennessee, dated November 12, 2005. and recorded on November 18, 2005. as Deed of Correction recorded dated December 21, 2011, in Instrument No. 20111221-0099580(Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Meghann Cleary, unmarried by Quitclaim deed from Kathleen Cleary Purvis, married formerly known as Kathleen Cleary of record in Instrument No. 20111221-0099581 Register's Office for Davidson County, Tennessee, dated December 02, 2011 and recorded on December 21, 2011. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 5515 Country Drive 43 Nashville, Tennessee 37211.

Certificate of Authenticity

I, Cynthia Brown, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022