Karen Johnson Davidson County
Batch# 630726 DEEDWARR
05/06/2021 01:26:30 PM 5 pgs
Fees: $28.00 Taxes: $964.22
20210506-0061137

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 229535

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: 05908020900
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,

**Kimberly Arleita Griffin , an unmarried woman**

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 27th day of April, 2021.

Kimberly Arleita Griffin

Kimberly Arleita Griffin

Darius L. Powell

DARIUS L. POWELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27TH day of APRIL, 2021, before me personally appeared KIMBERLY ARLEITA GRIFFIN, 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.

Notary Public

Printed Name: CHRISTOPHER PETERSEN

Commission Expires:

NOV 8 2022

CHRISTOPHER PETERSEN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES NOV. 8, 2022
COUNTY OF DAVIDSON

# EXHIBIT A

MORE COMMONLY KNOWN AS: 573 Mill Station Drive, Nashville, TN 37207

TAX PARCEL ID/APN: 05908020900

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Claymille Station - Phase Three of record in Plat Book 6900, Page 648, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly Arleita Griffin by Quitclaim deed from Anthony Woodrow Griffin of record in Instrument No. 20070507-0054939 Register's Office for Davidson County, Tennessee, dated May 07, 2007 and recorded on May 07, 2007.

# AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF Walton )

The actual consideration (or value, whichever is greater) for this transfer is $ 260,600.00

Affiant - Ralph Tune

Subscribed and sworn to before me, this 28th 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: 573 Mill Station
Nashville, TN 37027 (Davidson)

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**