Karen Johnson Davidson County
Batch# 689721 DEEDWARR
08/04/2021 10:22:30 AM 5 pgs
Fees: $28.00 Taxes: $1,178.08
20210804-0104667

This instrument prepared by and (MAIL) instrument may be returned to:
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 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: 05905019200

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,

**Alphonso L. King, a married man joined by his spouse, Tracy King**

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.

AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $318,400.00

AFFIANT

Subscribed and sworn to before me, this 30TH day of JULY, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

4186 Farmview Drive, Nashville, TN 37218 (Davidson)

Witness our hand this 29 day of July, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alphonso L. King

Tracy King

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29 day of July, 20 21, before me personally appeared Alphonso L. King, Tracy King, 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: Laura Machado

Commission Expires:

07/09/2022

LAURA MACHADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 4186 Farmview Drive, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 05905019200

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Buena Vista Estates, Section 5 of record in Plat Book 4460, Page 22, in the Register's Office for Davidson County.

Said Lot Number 197 fronts 95.07 feet on the Easterly Margin of Farmview Drive and extends back 120 feet on the Northerly line and 134.6 feet on the Southerly line to a line in the rear, measuring 81.90 feet thereon.

Being the same property conveyed to Alphonso L. King by Special Warranty deed from HSBC Bank USA, N.A., as Trustee for the Registered Holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3, a corporation organized and existing under the laws of the United States of record in Instrument No. 20101228-0102519 Register's Office for Davidson County, Tennessee, dated October 28, 2010 and recorded on December 28, 2010. (Value of consideration shown in aforementioned deed $65,000.00.)

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

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

I, Kayla Short, 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 7/30/2021 (date of document).

Kayla Short

Affiant Signature

7/30/2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 30TH day of JULY, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

