Karen Johnson Davidson County
Batch# 702060 DEEDWARR
08/20/2021 11:53:30 AM 5 pgs
Fees: $28.00 Taxes: $1,143.67
20210820-0112937

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: 13308005000

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,

Lenora V. Orth, an unmarried person, by Susan L. Hodges, Attorney-in-Fact, and Susan L. Hodges, a married 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 this 18 day of AUGUST, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lenora V. Orth by Susan L. Hodges, Attorney in fact

Lenora V. Orth by Susan L. Hodges, Attorney-in - Fact

Susan L. Hodges

Susan L. Hodges

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18 day of AUGUST, 20 21, before me personally appeared SUSAN L. HODGES + LENORA V. ORTH BY SUSAN L. HODGES ATTORNEY IN FACT, 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: MARK GROLL

Commission Expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 309,100.00

AFFIANT

Subscribed and sworn to before me, this 19TH day of AUGUST, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

243 Cathy Jo Drive, Nashville, TN 37211 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 243 Cathy Jo Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 13308005000

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Section Three, Valley View Meadows of record in Plat Book 37900, Page 93, in the Register's Office for Davidson County. Said Lot No. 102 fronts 80 feet on the easterly side of Cathy Joe Drive, and extends back 140.72 feet on the Southerly line being a broken line, and 133.28 feet on the Northerly line, to a dead line in the rear on which it measures 55 feet.

Being the same property conveyed to Clarence J. Orth and wife, Lenora V. Orth by Warranty deed from Randall Phillips Builders, Inc. of record in Book 4275, Page 737. Register's Office for Davidson County, Tennessee, dated October 04, 1968 and recorded on October .04, 1968. (Value of consideration shown in aforementioned deed $19,200.)

Being the same property conveyed to Lenora V. Orth an unmarried man, and Susan L. Hodges, a married woman, as tenants in common with the right of survivorship by Quitclaim deed from Lenora V. Orth, an unmarried woman of record in Instrument No. 20201117-0135524 Register's Office for Davidson County, Tennessee, dated November 16, 2020 and recorded on November 17, 2020. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 243 Cathy Jo Drive Nashville, Tennessee 37211.

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 8/19/2021 (date of document).

Kayla Short
Affiant Signature

8/19/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 19TH day of AUGUST, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024