Karen Johnson Davidson County
Batch# 702970 DEEDWARR
08/23/2021 01:28:30 PM 5 pgs
Fees: $28.00 Taxes: $1,162.17
20210823-0113703

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: 04100006201

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,

Jane D. Capps, 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 this 6th day of August, 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.

Jane D. Capps by Joseph E. Capps, Her Attorney in fact

Jane D. Capps by Joseph E. Capps, Her attorney in fact

STATE OF TENNESSEE

COUNTY OF Coffee

On this 6th day of August, 20 21, before me personally appeared **Joseph E. Capps attorney in fact for Jane D. Capps**, 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.

Rhonda M Lusk

Notary Public

Printed Name: Rhonda M Lusk

Commission Expires: 12-21-2024

RHONDA M LUSK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

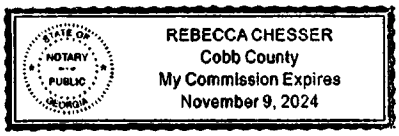
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $314,100.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 9TH day of AUGUST, 2021.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:
1283 Old Hickory Boulevard, Nashville, TN 37207 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1283 Old Hickory Boulevard, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 04100006201

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Map of the Lands of K.J. Morris, deceased, as of record in Book 57, page 49, Register's Office for said County, and described according to a survey made by E. L. Miller & Company, dated May 23, 1963, as follows:

Beginning at a point on the southerly margin of Old Hickory Boulevard, said point being 242 feet northwesterly from a concrete monument at the beginning of a tangent at Lawing Drive, as shown on the Plan of Bell Knob, as of record in Book 2854, page 116, Register's Office for Said County; thence south 31 Degree 55' West 240 feet; thence north 58 Degree 05' West 85 feet; thence north 31 Degree 55' East 240 feet to the Southerly margin of Old Hickory Boulevard; thence with the same, South 58 Degree 05' East 85 feet to the point of Beginning.

Being the same property conveyed to C.E. Capps and wife, Jane D. Capps by Warranty and Deed of Correction is Recorded on Book 4393, Page 584, Dated January 20, 1970 and recorded on January 26, 1970 deed from William H, Rainsford and Wife, Helen Rainsford of record in Book 4267, page 9, Register's Office for Davidson County, Tennessee, dated September 09, 1968 and recorded on September 10, 1968.

Being the same property conveyed to Joseph Eugene Capps by Quitclaim deed from Jane D. Capps of record in Instrument No. 20050512-0053990 Register's Office for Davidson County, Tennessee, dated April 21, 2005 and recorded on May 12, 2005. (

Being the same property conveyed to Jane D. Capps by Quitclaim deed from Joseph Eugene Capps, married of record in Instrument No. 20150921-0095950 Register's Office for Davidson County, Tennessee, dated September 02, 2015 and recorded on September 21, 2015. Being also known as 1283 Old Hickory Boulevard Nashville, Tennessee 37207.

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 8/9/2021 (date of document).

Kayla Short
Affiant Signature

8/9/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 9TH day of AUGUST, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

