Karen Johnson Davidson County
Batch# 729942 DEEDWARR
10/04/2021 03:10:30 PM 5 pgs
Fees: $28.00 Taxes: $1,378.62
20211004-0133334

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: 136050A07100CO

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,

Carmen Stempfley and Maximina Stempfley, husband and wife

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 30th day of September, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Carmen Stempfley

Maximina Stempfley

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of September, 20 21, before me personally appeared Carmen Stempfley and Maximina Stempfley 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.

Tanya Stafford

Notary Public

Printed Name: Tanya Stafford

Commission Expires:

2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2985 Harbor Lights Drive, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 136050A07100CO

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Bayview Estates, Phase Two (A Planned Unit Development) of record in Plat at Instrument No. 20000609-0057633, 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 Carmen Stempfley and wife, Maximina Stempfley by Warranty deed from Jane Burke Brewster, unmarried of record in Instrument No. 20190612-0056255 Register's Office for Davidson County, Tennessee, dated June 07, 2019 and recorded on June 12, 2019.

Being also known as 2985 Harbor Lights Drive Nashville, Tennessee 37217.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 372,600.00

AFFIANT

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

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

2985 Harbor Lights Drive, Nashville, TN 37217

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 September 30,2021 (date of document).

Kayla Short

Affiant Signature

09/30/2021

Date

State of Georgia

County of Gwinnett

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

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

