Karen Johnson Davidson County
Batch# 731878 DEEDWARR
10/08/2021 10:52:30 AM 6 pgs
Fees: $33.00 Taxes: $1,578.05
20211008-0135516

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: 14715010700

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,

Lowell Coffman and Tamira Coffman, a married couple

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 4th day of October, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lowell Coffman

Lowell Coffman

Tamira Coffman

STATE OF TENNESSEE

COUNTY OF Davidson

On this 4th day of October, 2021, before me personally appeared Lowell Coffman, 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

Witness our hand this 2 day of OCT, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lowell Coffman

Tamira Coffman

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF St. Lucie

On this 2 day of Oct, 2021, before me personally appeared Tamira Coffman, 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. TM FL Driver License physical presence

Notary Public Rosa Barajas Notary Public

Printed Name:

Commission Expires: 8-17-2023

ROSA BARAJAS
Notary Public - State of Florida
Commission # GG 341985
My Comm. Expires Aug 17, 2023
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 426,500.00

AFFIANT

Subscribed and sworn to before me, this 6TH day of OCTOBER, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

4909 Millerwood Drive, Nashville, TN 37211 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4909 Millerwood Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 14715010700

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Whispering Hills, Section 5 of record in Plat Book 3300, Page 11, as amended in Book 6812, Page 118, 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 Rudra Dahal and Dika Dahal, husband and wife by Warranty deed from Earl Allen Russell, unmarried of record in Instrument No. 20151005-0101331 Register's Office for Davidson County, Tennessee, dated October 2, 2015 and recorded on October 05, 2015. (Value of consideration shown in aforementioned deed $225,000.00.)

Being the same property conveyed to Lowell Coffman and Tamira Coffman, husband and wife by Warranty deed from Rudra Dahal and Divya Dahal, husband and wife of record in Instrument No. 20200102- 0000136 Register's Office for Davidson County, Tennessee, dated December 27, 2019 and recorded on January 02, 2020. (Value of consideration shown in aforementioned deed $303,500.00.) Being also known as 4909 Millerwood Drive Nashville, Tennessee 37211.

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 10/6/2021 (date of document).

Kayla Short

Affiant Signature

10/6/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 6TH day of OCTOBER, 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