Karen Johnson Davidson County
Batch# 744647 DEEDWARR
10/27/2021 09:40:30 AM 5 pgs
Fees: $28.00 Taxes: $1,626.15
20211027-0144186

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: 181010B29700CO

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,

**Fayyaz Hussain and Zohra Fayyaz, 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 21st 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.

Fayyaz Hussain

Zohra Fayyaz

STATE OF TENNESSEE

COUNTY OF Sumner

On this 21st day of October, 2021, before me personally appeared Fayyaz Hussain & Zohra Fayyaz, 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: Andrea Blakemore

Commission Expires:

10/22/2024

ANDREA BLAKEMORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/22/2024
ROBERTSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $ 439,500.00

AFFIANT

Subscribed and sworn to before me, this 25TH day of OCTOBER, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
6629 Sunnywood Drive,
Nashville, TN 37211 (Davidson)

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 6629 Sunnywood Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 181010B29700CO

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Section Two of Phase Three, 2nd Addition to Sugar Valley, RS-10 Subdivision of record in Plat at Instrument No. 20140506-0038378, 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 Fayyaz Hussain and Zohra Fayyaz, husband and wife by Warranty deed from Yazdian Development Group, Inc., a Tennessee Corporation of record in Instrument No. 20141216-0115028 Register's Office for Davidson County, Tennessee, dated December 16, 2014 and recorded on December 16, 2014. (Value of consideration shown in aforementioned deed $236,900.00.)

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 10/25/2021 (date of document).

Kayla Short
Affiant Signature

10/25/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 25TH 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