Karen Johnson Davidson County
Batch# 760323 DEEDWARR
11/24/2021 08:53:30 AM 5 pgs
Fees: $28.00 Taxes: $921.30
20211124-0155829

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: 16104013300

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,

Shirley B Francis, a/k/a Shirley A Francis, widowed,
surviving spouse of Robert M Francis, deceased

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 16th day of November, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Shirley B Francis aka Shirley A Francis

Shirley B Francis a/k/a Shirley A Francis

STATE OF TENNESSEE

COUNTY OF Tennessee

On this 16th day of November, 2021, before me personally appeared SHIRLEY B FRANCIS aka SHIRLEY A FRANCIS, 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: Tonika Robinson

Commission Expires:

07/03/2023

TONIKA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 386 Tusculum Road, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 16104013300

Being Lot No. 11 on the Plan of Tusculum Fields, as of record in Book 2330, page 16, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of Tusculum Road at the corner of Lots Nos. 11 and 12; thence Northwardly 140 feet to a concrete monument, the common corner of Lots 1 1,12 and 23; thence with the line between Lots 11 and 23, Westwardly 116 feet to a point in the Easterly margin of Raywood Lane; thence with the margin of same, Southwardly 115 feet to a point, the beginning of a curve; thence Southeastwardly around said curve, 39.27 feet to a point in the Northerly margin of Tusculum Road; thence with the margin of same, Eastwardly 91 feet to the beginning.

Being the same property conveyed to Robert M. Francis and wife, Shirley B. Francis by Installment deed from The Union Acceptence Corporation, a Tennessee corporation of record in Book 3163, page 361, Register's Office for Davidson County, Tennessee, dated December 08, 1960 and recorded on December 09, 1960. (Value or consideration shown in aforementioned deed $11,350.00.) Being also known as 386 Tusculum Rd Nashville, Tennessee 372116154.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 249,000.00

AFFIANT

Subscribed and sworn to before me, this 16 day of November, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

386 TUSCULUM ROAD,NASHVILLE,TN 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 November 16,2021 (date of document).

Kayla Short
Affiant Signature

11/16/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 16 day of November, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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