Karen Johnson Davidson County
Batch# 760552 DEEDWARR
11/24/2021 12:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,682.76
20211124-0156138

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: 07216008100

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,

**Kathryn Margaret Mendez and Thomas Parsons, 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 16 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.

Kathryn Margaret Mendez

Thomas Parsons

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16TH day of NOV, 2021, before me personally appeared KATHRYN MENDEZ, THOMAS PARSONS, 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: CHRISTOPHER PETERSEN

Commission Expires:

NOV 8 2022

CHRISTOPHER PETERSEN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES NOV. 8, 2022
COUNTY OF DAVIDSON

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 1903 Valley Park Drive, Nashville, TN 37216

TAX PARCEL ID/APN (For informational purposes only): 07216008100

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Burchwood Gardens, Section Two of record in Plat Book 2900, Page 66, 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 Kathryn Margaret Mendez, a single woman by Warranty deed from Joseph Robert Williams and Kristina Blis Williams, fka Kristina Blis Newgarden, husband and wife of record in Instrument No. 20190408-0031770 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 08, 2019. (Value of consideration shown in aforementioned deed $315,000.00.) Being also known as 1903 Valley Park Drive Nashville, Tennessee 37216.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

# AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $454,800.00

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:

1903 VALLEY PARK DRIVE,NASHVILLE,TN 37216

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, 20 21,

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