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

Karen Johnson Davidson County
Batch# 766417 DEEDWARR
12/03/2021 08:11:30 AM 5 pgs
Fees: $28.00 Taxes: $1,952.49
20211203-0160213

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: 155100A06900CO

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,

Raymond H Brocato, a single man and Mary Beth Brocato, a single woman,

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.

By execution of this Deed, the Grantors hereby certify that the terms and conditions of that certain Final Decree of Divorce by and between the Grantors in **Raymond H Brocato, and Mary Beth Brocato**, Case 18d-1054 in the Circuit Court in and for County of Davidson, State of Tennessee and any Marital Settlement Agreement between the Grantors pertaining to the property described herein have been fully satisfied and complied with and the Grantors do hereby release, remise, exonerate and discharge the property described herein from the lien, operation, force and effect of said Final Decree of Divorce and any Marital Settlement Agreement between the Grantors.

Witness our hand this 27th day of November, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Raymond H. Brocato

Raymond H Brocato

Mary Beth Brocato

Mary Beth Brocato

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of November, 20 21, before me personally appeared Raymond H. Brocato and Mary Beth Brocato, 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.

Tamika M White

Notary Public

Printed Name: Tamika M. White

Commission Expires:

3/6/2024

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 125 Sequoyah Lane, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 155100A06900CO

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Final Plat, McCrory Trace Estates of record in Plat Book 6900, Pages 720, 721, 722 and 723, as amended by surveyor's Certificate of Correction of record in Book 7825, Page 429, 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 Raymond H. Brocato and Mary Beth Brocato, husband and wife by Warranty deed from Tammy S. Varallo, married of record in Instrument No. 2008708-0070132, and as corrected in Scrivener's Affidavit recorded on February 22, 2018 of record in Instrument No. 20180222-0016732 Register's Office for Davidson County, Tennessee, dated June 20, 2008 and recorded on July 08, 2008. Being also known as 125 Sequoyah Lane, Nashville, Tennessee 37221.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 527,700.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 27th day of November, 20 21.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

125 Sequoyah Lane
Nashville, TN 37221

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 11/27/2021 (date of document).

Kayla Short
Affiant Signature

11/27/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 27th day of November, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024