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# 787809 DEEDWARR
01/11/2022 03:33:30 PM 5 pgs
Fees: $28.00 Taxes: $1,224.70
20220111-0003740

Send tax bills to:
Sarah Elise Collins
243 Cathy Jo Drive
Nashville, TN 37211

Name and address of new owner:
Sarah Elise Collins
243 Cathy Jo Drive
Nashville, TN 37211

Map parcel number: 13308005000

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,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Sarah Elise Collins, a single woman

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.

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 21 day of December, 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.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Sarah Payne
Title: Auth Signer

State of AZ
County of Maricopa

Personally appeared before me, Kylie Celeste Ottney, a Notary Public in and for said County and State, Sarah Payne, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, ~~at office,~~ this 21 day of December 20 21.

_____
Notary Public

Printed Name: Kylie Celeste Ottney

Commission Expires:

Feb 11 2025

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596091
My Comm. Expires Feb 11, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 243 Cathy Jo Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 13308005000

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Section Three, Valley View Meadows of record in Plat Book 3700, Page 93, in the Register's Office for Davidson County. Said Lot No. 102 fronts 80 feet on the easterly side of Cathy Joe Drive, and extends back 140.72 feet on the Southerly line being a broken line, and 133.28 feet on the Northerly line, to a dead line in the rear on which it measures 55 feet.

Being the same property conveyed to Clarence J. Orth and wife, Lenora V. Orth by Warranty deed from Randall Phillips Builders, Inc. of record in Book 4275, Page 737. Register's Office for Davidson County, Tennessee, dated October 04, 1968 and recorded on October .04, 1968.

Being the same property conveyed to Lenora V. Orth an unmarried man, and Susan L. Hodges, a married woman, as tenants in common with the right of survivorship by Quitclaim deed from Lenora V. Orth, an unmarried woman of record in Instrument No. 20201117-0135524 Register's Office for Davidson County, Tennessee, dated November 16, 2020 and recorded on November 17, 2020.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Lenora V. Orth, an unmarried person, by Susan L. Hodges, Attorney-in-Fact and Susan L. Hodges, a married woman of record in Instrument No. 20210820-0112937 Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded on August 20, 2021.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $~~480,000.00~~ $331,000.00

AFFIANT

Subscribed and sworn to before me, this 21 day of december, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
243 CATHY JO DRIVE ,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 DECEMBER 21 2021 (date of document).

Kayla Short

Affiant Signature

12/21/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 21 day of DECEMBER, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

