Karen Johnson Davidson County
Batch# 792273 DEEDWARR
01/18/2022 12:35:30 PM 5 pgs
Fees: $28.00 Taxes: $1,098.90
20220118-0006810

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: 061050A00300CO

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,

Jeffrey Aaron Wynn, an unmarried man

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 6 day of January, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeffrey Aaron Wynn

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of Jan, 20 22, before me personally appeared Jeffrey A Wynn, 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: Virgil Riley

Commission Expires:

10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 442 Lemont Drive, Nashville, TN 37216

TAX PARCEL ID/APN (For informational purposes only): 061050A00300CO

Land in Davidson County, Tennessee, Being Unit No. 22 as created and established by the Master Deed and By-Laws for Poplar Glen a Horizontal Property Regime of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office as shown and described on the plan for Poplar Glen, Phase 1 of record in Book 6900, Page 646, Register's Office for Davidson County, Tennessee to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Master Deed and By-Laws as may be from time to time amended as provided therein. Amended by surveyors certificate of correction of record in Book 7572, Page 609, said Register's Office.

Being the same property conveyed to Jeffrey Aaron Wynn, an unmarried man by Warranty deed from Murdine Grady Cunningham, a married woman, Wirt Wesley Grady, a married man, Elaine Grady Hopkins, a married woman, and LaRita M. Grady, an unmarried woman of record in Instrument No. 20100317-0019994 Register's Office for Davidson County, Tennessee, dated March 12, 2010 and recorded on March 17, 2010.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 297,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 6th day of January, 2022.

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:
442 Lemont 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 January 6th, 2022 (date of document).

Kayla Short
Affiant Signature

January 6th, 2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 6th day of January, 2022,

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