Karen Johnson Davidson County
Batch# 793875 DEEDWARR
01/21/2022 01:12:30 PM 12 pgs
Fees: $63.00 Taxes: $996.04
20220121-0008154

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, # 1600
Tempe, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd # 1600
Tempe, AZ 85281

Consideration: $269,200.00

Map parcel number: 14810010700

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,

George Herman Kittrell and spouse Janet Arp Kittrell,

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 30th 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.

George Herman Kittrell

Janet Arp Kittrell

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of November 2021, before me personally appeared George Herman Kittrell and Janet Arp Kittrell, 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: 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: 3812 Creekside Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 14810010700

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

LAND in Davidson County, Tennessee, being Lot No. 60, on the plan of Blanchard Heights, of record in Book 2663, pages 62 and 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 60 fronts 87.58 feet on the West side of Creekside Drive and runs back 263.13 feet on the North line and 270.57 feet on the South line to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to George Herman Kittrell and spouse, Janet Arp Kittrell by Warranty Deed from Margaret Delores Ivy, a single person of Record in Book 9364, Page 505, Register's Office for Davidson County, Tennessee, dated May 31, 1994 and recorded on June 02, 1994. (Value or consideration shown in aforementioned deed $71,000.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

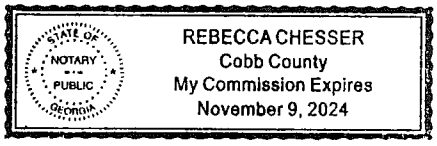
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $269,200.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 29TH day of NOVEMBER, 20 21.

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



Property address: 3812 Creekside Drive, Nashville, TN 37211

Exhibit B

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

IN RE: GEORGE KITTRELL
JANET KITTRELL
3812 CREEKSIDE DRIVE
NASHVILLE, TN 37211

Debtors:
SSN(1): XXX-XX-8278
SSN(2): XXX-XX-9752

CASE NO.: 3:18-bk-02974
CHAPTER: 13
JUDGE: HARRISON

THE DEADLINE FOR FILING A TIMELY RESPONSE IS: November 4, 2021.
IF A RESPONSE IS TIMELY FILED, THE HEARING WILL BE: November 17th, 2021. at 8:30 A.M., In Person: Courtroom 1, 2nd Floor Customs House, 701 Broadway Nashville, TN 37203, By phone via Zoom Call-In, Number: 1-833-568-8864 Meeting ID: 161 5868 8354, or Online via Zoom: https://www.zoomgov.com/j/1615868354 Meeting ID: 161 5868 8354

NOTICE OF MOTION TO SELL REAL PROPERTY:

The Debtors, ***George & Janet Kittrell,*** have asked the court for the following relief: **The Debtors wish to sell the REAL PROPERTY LOCATED AT: *3812 Creekside Drive Nashville, TN 37211***

YOUR RIGHTS MAY BE AFFECTED. If you do not want the court to grant the attached motion by entering the attached order, or if you want the court to consider your views on the motion, then on or before ***November 4, 2021***, you or your attorney must:

1. File with the court your written response or objection explaining your position. Please note: The Bankruptcy Court for the Middle District of Tennessee requires electronic filing. Any response or objection you wish to file must be submitted electronically. To file electronically, you or your attorney must go to the court website and follow the instructions at: <https:ecf.tnmb.uscourts.gov>

   If you need assistance with Electronic Filing, you may call the Bankruptcy Court at (615) 736-5584.

2. Your response must state the deadline for filing responses, the date of the scheduled hearing and the motion to which you are responding.

If a response is filed before the deadline stated above, the hearing will be held at the time and place indicated above. ***THERE WILL BE NO FURTHER NOTICE OF THE HEARING DATE.*** You may check whether a timely response has been filed by viewing the case on the court's web site at <www.tnmb.uscourts.gov>.

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If you or your attorney do not take these steps, the court may decide that you do not oppose the relief sought in the motion and may enter the attached order granting that relief.

Date: October 14th, 2021.

/s/ Mark Podis
Mark Podis #012216
Attorney for Debtor
1161 Murfreesboro Road Ste 300
Nashville, Tennessee 37217
Telephone (615) 399-3800
Facsimile (615) 399-9794
Email: podisbankruptcy@aol.com

202201210008154

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

IN RE: GEORGE KITTRELL
JANET KITTRELL
3812 CREEKSIDE DRIVE
NASHVILLE, TN 37211

CASE NO.: 3:18-bk-02974
CHAPTER: 13
JUDGE: HARRISON

Debtors:
SSN(1): XXX-XX-8278
SSN(2): XXX-XX-9752

MOTION TO SELL REAL PROPERTY

Come now the Debtors, by and through the undersigned counsel, and gives notice to the Court and to the creditors of the Debtors intentions to sell the real property located at: ***3812 Creekside Drive Nashville, TN 37211***. Debtors have negotiated a Purchase and Sale Agreement for real property located at: ***3812 Creekside Drive Nashville, TN 37211***, for the purchase price of ***$269,200.00***. (*Exhibit 1*).

1. All liens shall be paid in full, from the proceeds of the sale, subject to the instructions and amount in a proper payoff quote. Said sale is not a short sale.
2. This is an arms-length transaction, and the Debtor has no relations or association with the buyer, ***OpenDoor Property Acquisition, LLC.,*** outside of said sale.
3. At closing ***Ascend Federal Credit Union***, and any other liens shall be paid in full, from the proceeds of the sale, subject to the instructions and amount in a proper payoff quote. The Mortgage creditor will not be required to accept any amount below what is required to fully satisfy its lien on the Property.
4. Payment to ***Ascend Federal Credit Union*** shall be made within *30 days* of closing and the closing shall occur within 60 days of the entry of the order on this motion.
5. At closing any other liens or encumbrances, if any, shall be paid along with the costs of sale set out in the contract and the real estate commission to the Realtor pursuant to the pending Order Approving the Real Estate Professional.

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6. After all indebtedness on real property is paid, the Debtors are entitled to a homestead exemption in the amount of ***$7,500.00.***
7. Debtors shall remit sufficient funds to the Chapter 13 Trustee in order to pay off their Chapter 13 plan at 100%, as confirmed.
8. Any remaining funds on hand shall be paid to the debtors directly at closing after satisfying all other obligations.
9. Debtors have scheduled closing for sale of real property after entry of the Order allowing the sale of the property.
10. After closing, the ALTA Settlement Statement (or HUD-1) will be sent to the Chapter 13 Trustee and Debtors' Attorneys and a Notice of Sale will be filed with the Court upon completion of the Sale.

WHEREFORE, Debtors respectfully pray that an Order be entered allowing:

1. The Debtors are hereby allowed to sell the real property located at: ***3812 Creekside Drive Nashville, TN 37211*** for the purchase price of ***$269,200.00***. (*Exhibit 1*) to ***OpenDoor Property Acquisition, LLC***.
2. At closing ***Ascend Federal Credit Union*** and any other liens shall be paid in full, from the proceeds of the sale, subject to the instructions and amount in a proper payoff quote. The Mortgage creditor will not be required to accept any amount below what is required to fully satisfy its lien on the Property.
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8. Debtors have scheduled closing for sale of real property after entry of the Order allowing the sale of the property.
9. After closing, the ALTA Settlement Statement (or HUD-1) will be sent to the Chapter 13 Trustee and Debtors' Attorneys and a Notice of Sale will be filed with the Court upon completion of the Sale.
10. NOTICE IS PROVIDED TO THE CREDITOR AND FAILURE TO OBJECT MEANS YOU ACCEPT THIS TREATMENT.

Respectfully Submitted,
/s/ Mark Podis
Mark Podis #012216
Attorney for Debtors
1161 Murfreesboro Road, Suite 300
Nashville, TN 37217
Telephone (615) 399-3800
Facsimile (615) 399-9794
Email: podisbankruptcy@aol.com

CERTIFICATE OF SERVICE:

I hereby certify that a true and exact copy of the foregoing has been delivered to the Chapter 13 Trustee, P.O. Box 340019, Nashville, TN 37203 and to the U.S. Trustee, 701 Broadway, 3rd Floor, Nashville, TN 37203, Debtors, ***George & Janet Kittrell,*** *3812 Creekside Drive Nashville, TN 37211,* ***Ascend Federal Credit Union (Mortgage),*** *ATTN: Bankruptcy, 520 Airpark Drive Tullahoma, TN 37388,* mailed to ***Mark Spain Realty c/o Rachel Turnage,*** *3401 Mallory Lane Franklin, TN 37067,* and mailed to ***OpenDoor Property Acquisitions, LLC.*** Attention: ***Megan Meyer/Feras Rachid,*** *410 N Scottsdale Road #1600 Tempe, AZ 85281,* and mailed to all creditors and all other parties in interest via CM/ECF @ http://ecf.tnmb.uscourts.gov, *on this the 14th day of October 2021.*

/s/ Mark Podis
Mark Podis #012216

A TOTAL OF 53 COPIES HAVE BEEN SENT TO CREDITORS ON THE ATTACHED MATRIX.

First Class Mail: 53

Certified: 0

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

IN RE: GEORGE KITTRELL
JANET KITTRELL
3812 CREEKSIDE DRIVE
NASHVILLE, TN 37211

Debtors:
SSN(1): XXX-XX-8278
SSN(2): XXX-XX-9752

CASE NO.: 3:18-bk-02974
CHAPTER: 13
JUDGE: HARRISON

ORDER GRANTING MOTION TO SELL REAL PROPERTY

Debtors filed a Motion to Sell Real Property located at: ***3812 Creekside Drive Nashville, TN 37211***. Notice was mailed pursuant to LBR 9013-1 and no responses or objections to the motion were filed.

IT IS ORDERED that the Motion to Sell Real Property be granted. The property to be sold is located at: ***3812 Creekside Drive Nashville, TN 37211***.

1. The Debtors are hereby allowed to sell the real property located at: ***3812 Creekside Drive Nashville, TN 37211*** for the purchase price of ***$269,200.00***. (*Exhibit 1*) to ***OpenDoor Property Acquisition, LLC***.
2. At closing ***Ascend Federal Credit Union*** and any other liens shall be paid in full, from the proceeds of the sale, subject to the instructions and amount in a proper payoff quote. The Mortgage creditor will not be required to accept any amount below what is required to fully satisfy its lien on the Property.
3. Payment to ***Ascend Federal Credit Union*** shall be made within *30 days* of closing and the closing shall be held within 60 days of the entry of the Order on this Motion.

4. At closing any other liens or encumbrances, if any, shall be paid along with the costs of sale set out in the contract and the real estate commission to the Realtor pursuant to the pending Order Approving the Real Estate Professional.
5. After all indebtedness on real property is paid, the Debtors are entitled to a homestead exemption in the amount of ***$7,500.00.***
6. Debtors shall remit sufficient funds to the Chapter 13 Trustee in order to pay off their Chapter 13 plan at 100%, as confirmed.
7. Any remaining funds on hand shall be paid to the debtors directly at closing after satisfying all other obligations.
8. Debtors have scheduled closing for sale of real property after entry of the Order allowing the sale of the property.
9. After closing, the ALTA Settlement Statement (or HUD-1) will be sent to the Chapter 13 Trustee and Debtors' Attorneys and a Notice of Sale will be filed with the Court upon completion of the Sale.

draft

THIS ORDER WAS SIGNED AND ENTERED ELECTRONICALLY AS INDICATED AT THE TOP OF THE FIRST PAGE.

APPROVED FOR ENTRY:

/s/Mark Podis

Mark Podis #012216
Attorney for Debtor
1161 Murfreesboro Rd, Ste 300
Nashville, TN 37217
Phone (615) 399-3800
Fax (615) 399-9794
E-Mail PodisBankruptcy@aol.com

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 29, 2021 (date of document).

Kayla Short

Affiant Signature

11/29/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 29TH day of NOVEMBER, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

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