Karen Johnson Davidson County
Batch# 796218 DEEDWARR
01/27/2022 11:12:30 AM 5 pgs
Fees: $28.00 Taxes: $1,986.53
20220127-0009851

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: 142130B19800CO

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,

**Paul Singh Kahlon, a single 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 14th day of January, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Paul Singh Kahlon

Paul Singh Kahlon

~~Prem Singh~~

STATE OF Texas

COUNTY OF ~~Harris~~

On this 14th day of January, 2022, before me personally appeared ~~Paul Singh Kahlon~~, 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.

Natoma Isatu Bah

Notary Public

Printed Name: ~~Natoma Isatu Bah~~

Commission Expires:

11/10/2024

NOTARY PUBLIC STATE OF TEXAS

Natoma Isatu Bah

ID NUMBER
13277438-1
COMMISSION EXPIRES
November 10, 2024

Notarized online using audio-video communication

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 1316 Morton Mill Court, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 142130B19800CO

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Riverside, Phase 5B of record in Plat at Instrument No. 20030212-0019415, 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 Paul Singh Kahlon and father, Prem Singh Kahlon, as tenants in common with right of survivorship by Warranty Deed from Bradley Allen Hardin and wife, Holly Denise Richter of record in Instrument No. 20101103-0088266 Register's Office for Davidson County, Tennessee, dated October 27, 2010 and recorded on November 03, 2010. (Value of consideration shown in aforementioned deed $148,000.00.)

Being the same property conveyed to Paul Singh Kahlon by Quitclaim deed from Prem Singh Kahlon of record in Instrument No. 20200227-0021948 Register's Office for Davidson County, Tennessee, dated February 20, 2020 and recorded on February 27, 2020. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1316 Morton Mill Court Nashville, Tennessee 37221.

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 $536,900.00

AFFIANT

Subscribed and sworn to before me, this 14th day of January, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
1316 Morton Mill Court, 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 January 14th, 2022 (date of document).

Kayla Short

Affiant Signature

January 14th, 2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 14th day of January, 2022,

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