Karen Johnson Davidson County
Batch# 797946 DEEDWARR
02/01/2022 08:41:30 AM 5 pgs
Fees: $28.00 Taxes: $1,185.48
20220201-0011298

This instrument prepared by and (MAIL)
instrument may be returned to:
Charles Chacko
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: 135-16-0-031-00

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,

Brandon Adams, Trustee of The 2613 Sailboat Dr Trust,

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 18th 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.

The 2613 Sailboat Dr Trust

By: _____ Date: 1-18-22
Brandon Adams, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tamika M. White, a Notary Public in and for said County and State, Brandon Adams, 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 18th day of January, 2022

Tamika M. White
Notary Public

Printed Name: Tamika M. White

My 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: 2613 Sailboat Court, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 135-16-0-031-00

Land in Davidson County, Tennessee, being Lot No. 563 on the Plan of Section 13, Edge-O-Lake Estates of record in Plat Book 4175, Page 33, 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 Robert L. Mitchell and wife, Belinda M. Mitchell, and Curtis N. Mathews, unmarried by Warranty deed from James R. Gaston and wife, Nola B. Gaston of record in Book 7662, page 107, Register's Office for Davidson County, Tennessee, dated September 23, 1988 and recorded on September 27, 1988. (Value or consideration shown in aforementioned deed $85,500.00.)

Being the same property conveyed to Robert L. Mitchell and Belinda M. Mitchell by Quitclaim deed from Curtis N. Mathews, unmarried of record in Book 8946, page 131, Register's Office for Davidson County, Tennessee, dated May 10, 1993 and recorded on May 12, 1993. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Brandon Adams, Trustee of The 2613 Sailboat Dr. Trust by Warranty deed from Robert L. Mitchell, unmarried man of record in Instrument No. 20211213-0164630 Register's Office for Davidson County, Tennessee, dated December 07, 2021 and recorded on December 13, 2021. (Value of consideration shown in aforementioned deed $270.000.00.) Being also known as 2613 Sailboat Court Nashville, Tennessee 37217.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 320,400.00

AFFIANT

Subscribed and sworn to before me, this 18 day of January, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

2613 SAILBOAT COURT, NASHVILLE,TN 37217

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 18 2022 (date of document).

Kayla Short

Affiant Signature

1/18/2022

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 18 day of January, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

