Karen Johnson Davidson County
Batch# 812123 DEEDWARR
02/28/2022 08:59:30 AM 5 pgs
Fees: $28.00 Taxes: $1,165.87
20220228-0022043

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: 135100C03100CO

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,

Andrew Walker, 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 14th day of February, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrew Walker

Andrew Walker

STATE OF Florida

COUNTY OF Manatee

On this 14th day of February, 2022, before me personally appeared Andrew Walker Signing as Grantor, 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.

Sherri Joy Small

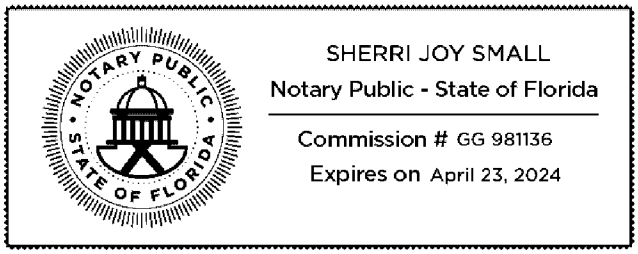
Presented DL and use of Multi-factor authentication

Notary Public State of Florida

Printed Name: Sherri Joy Small

Commission Expires:

04/23/2024



Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

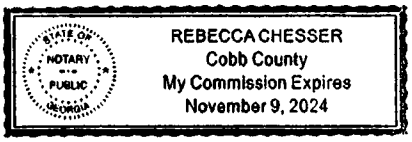
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 315,100.00

AFFIANT

Subscribed and sworn to before me, this 14TH day of FEBRUARY, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:
2304 South Grafton Court, Nashville, TN 37217 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2304 South Grafton Court, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 135100C03100CO

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Ransom Park, Section 1 of record in Instrument Number 20011023-0115381, 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 Andrew Walker, an unmarried man by Warranty deed from Virginia Faye Victory and Nancy Jane Durham of record in Instrument No. 20180827-0084455 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on August 27, 2018. (Value of consideration shown in aforementioned deed $215,000.00.) Being also known as 2304 South Grafton Court Nashville, Tennessee 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 2/14/22 (date of document).

Kayla Short
Affiant Signature

2/14/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 14TH day of FEBRUARY, 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