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

Karen Johnson Davidson County
Batch# 816499 DEEDWARR
03/07/2022 12:10:30 PM 5 pgs
Fees: $28.00 Taxes: $866.91
20220307-0025694

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: 096160A08800CO

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,

Sarah Beth Sewell, an unmarried woman

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 22 day of February, 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.

Sarah Beth Sewell

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

STATE OF TENNESSEE

COUNTY OF Davidson

On this 22nd day of Feb., 20 22, before me personally appeared Sarah Beth Sewell, 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

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 234,300.00

AFFIANT

Subscribed and sworn to before me, this 22 day of FEBRUARY, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
207 Lakebrink Drive,
Nashville, TN 37214 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 207 Lakebrink Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 096160A08800CO

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Larchwood, Phase One-B, Section Four, a Planned Unit Development of record in Plat Book 8250, Page 771, 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 Sarah Beth Sewell, a single woman by Warranty deed from Joshua Beasley, a married man of record in Instrument No. 20180606-0054478 Register's Office for Davidson County, Tennessee, dated June 06, 2018 and recorded on June 06, 2018.

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 2/22/2022 (date of document).

Kayla Short
Affiant Signature

2/22/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 22 day of FEBRUARY, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

