Karen Johnson Davidson County
Batch# 820007 DEEDWARR
03/11/2022 08:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,561.03
20220311-0028259

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: 07206032300

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,

**Betty A Dobson a/k/a Betty A Holmes and Kevin R Holmes, wife and husband**

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 28 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.

Betty A. Dobson a/k/a Betty A. Holmes

Betty A. Dobson a/k/a Betty A. Holmes

Kevin R Holmes

Kevin R Holmes
AKA Betty A. Holmes

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28 day of February, 2022, before me personally appeared Betty A Dobson AKA Betty A. Holmes, 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.

Susie J Ingram

Notary Public

Printed Name: Susie J Ingram

Commission Expires:

01/03/2023

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 1303 Kenmore Court, Nashville, TN 37216

TAX PARCEL ID/APN (For informational purposes only): 07206032300

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Kenmore Court Subdivision, as of record in Book 1835, Page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 front 60 feet on the Westerly side of Kenmore Court and extends back 232.2 feet on the Northerly line and 238.9 feet on the Southerly line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Betty Ann Dobson and John Porter Dobson by Warranty deed from Robert Huffines and wife, Cathy Huffines of record in Book 8896, page 278, Register's Office for Davidson County, Tennessee, dated March 17, 1993 and recorded on March 25, 1993. (Value or consideration shown in aforementioned deed $53,500.00.)

Being the same property conveyed to Betty A. Dobson (now Holmes) and husband, Kevin R. Holmes by Quit-Claim deed from John Porter Dobson, unmarried of record in Book 11284, page 446, Register's Office for Davidson County, Tennessee, dated December 30, 1998 and recorded on January 6, 1999. Being also known as 1303 Kenmore Court Nashville, Tennessee 37216.

AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $ 421,900.00

AFFIANT

Subscribed and sworn to before me, this 28 day of February, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
1303 Kenmore Court, Nashville, TN 37216

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 02-28-2022 (date of document).

Kayla Short
Affiant Signature

02-28-2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 28 day of February, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

