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# 822109 DEEDWARR
03/14/2022 12:10:30 PM 5 pgs
Fees: $28.00 Taxes: $1,169.20
20220314-0029511

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: 07513002300

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,

Joyce Humphrey, Executrix and Sole Heir of the Estate of Shirley Estell Humphrey

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 3 day of March, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Estate of Shirley Estell Humphrey

Joyce Humphrey
Executrix and Sole Heir Date: 3-3-2022

Joyce Humphrey, executrix and sole heir

STATE OF TENNESSEE

COUNTY OF Davidson

On this 3rd day of March, 2022, before me personally appeared Joyce Humphrey as executrix and sole heir of the estate of Shirley Estell Humphrey, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Irene A Wade

Notary Public

Printed Name: Irene A. Wade

Commission Expires: 11-6-2023

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 210 Bonnabrook Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 07513002300

Land in Davidson County, Tennessee, being Lot No. 449 on the Plan of Section Five, Hermitage Hills of record in Plat Book 3300, Page (s) 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 449 fronts 80 feet on the northerly side Bonnabrook Drive and extends back 219.13 feet on the easterly line and 193.85 feet on the westerly line to a dead line in the rear, measuring 83.65 feet thereon.

Being the same property conveyed to Kenneth W. Humphrey and wife, Shirley E. Humphrey by Warranty deed from Karl W. Dieckmann and wife, Marga S. Dieckmann of record in Book 5365, page 537, Register's Office for Davidson County, Tennessee, dated November 10, 1978 and recorded on November 20, 1978. (Value or consideration shown in aforementioned deed $42,827.29.) Being also known as 210 Bonnabrook Drive Hermitage, Tennessee 37076.

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 $ 316,000.00

AFFIANT

Subscribed and sworn to before me, this 3 day of MARCH, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
210 BONNABROOK DRIVE
HERMITAGE, TN 37076

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 03-03-2022 (date of document).

Kayla Short
Affiant Signature

03-03-2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 3 day of MARCH, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

