Karen Johnson Davidson County
Batch# 824506 DEEDWARR
03/17/2022 03:53:30 PM 5 pgs
Fees: $28.00 Taxes: $1,273.54
20220317-0031409

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: 072-01-0-105-00

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,

**Leland F Willis, a married 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.

**The subject property is neither the principal residence of Grantor, nor his spouse or any dependent.**

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 3rd 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.

Leland F Willis

Leland F Willis

STATE OF Florida

COUNTY OF Seminole County

On this 3rd day of March, 2022, before me personally appeared Leland F Willis, 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.

Type of Identification produced: Texas Driver License

Notary Public

Printed Name: Xiomara J Giannelli

Commission Expires:

07/21/2024

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH153
Expires on July 21, 2024

Notarized online using audio-video communication

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 2549 Slaydon Drive, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 072-01-0-105-00

Land in Davidson County, Tennessee, being Lot No. 630 on the Plan of Section Six, Shepardwood Subdivision, as shown on plat of record in Plat Book 6900, Page 753, 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 Leland F. Willis, a married man by Special Warranty deed from Community First Bank & Trust of record in Instrument No. 20131022-0109922 Register's Office for Davidson County, Tennessee, dated October 17, 2013 and recorded on October 22, 2013. (Value of consideration shown in aforementioned deed $76,000.00.) Being also known as 2549 Slaydon Drive Nashville, Tennessee 37207.

# AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $ 344,200.00

Kayla Smith
AFFIANT

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

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

2549 Slaydon Drive, Nashville, TN 37207

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 Guinnett

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

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024