Karen Johnson Davidson County
Batch# 830838 DEEDWARR
03/30/2022 08:47:30 AM 5 pgs
Fees: $28.00 Taxes: $2,141.19
20220330-0036584

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: 072113Y00200

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,

**Brian Edward Brostek and Glen Patrick Evans, married to each other**

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.

Brian Edward Brostek

Brian Edward Brostek

Glen Patrick Evans

Glen Patrick Evans

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of Feb., 2022, before me personally appeared Brian Edward Brostek and Glen Patrick Evans, 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

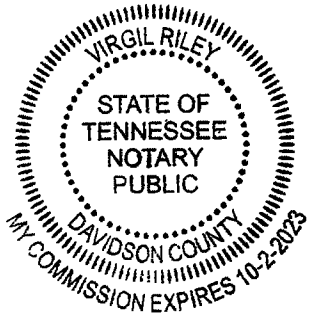


**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 2143 Burns Street, Unit A, Nashville, TN 37216

TAX PARCEL ID/APN (For informational purposes only): 072113Y00200

Land in Davidson County, Tennessee, being Unit No. A of The Homes as 2143 Burns Street, as shown on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for The Homes at 2143 Burns Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190531-0051986, 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 a portion of the same property conveyed to Zabihollah Shahosseini by Warranty deed from D-Cor Development, LLC of record in Instrument No. 20190401-0029135 Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 1, 2019. (Value or consideration as shown in aforementioned deed $147,500.00.)

Being a portion of the same property conveyed to Ali Shahosseini, Trustee of the Zabihollah Shahhosseini Living Trust dated November 24, 2020 by Quitclaim deed from Zabihollah Shahosseini of record in Instrument No. 2020120-80142595 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on December 8, 2020 and Scriveners Affidavit recorded on December 23, 2020, in Instrument No. 20201223-0152623 and in Instrument No. 20201223-0152848. (Value or consideration as shown in aforementioned deed $10.00.)

Being the same property conveyed to Brian Edward Brostek and Glen Patrick Evans, a married couple by Warranty deed from Ali Shahosseini, Trustee of Zabihollah Shahhosseini Living Trust dated November 24, 2020 of record in Instrument No. 20210226-0024659 Register's Office for Davidson County, Tennessee, dated February 24, 2021 and recorded on February 26, 2021. (Value of consideration shown in aforementioned deed $479,000.00.) Being also known as 2143 Burns Street A Nashville, Tennessee 37216.

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 $ 578,700.00

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:
2143 Burns St Unit A
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: 10/26/24

Notary's Seal (if on paper)

