Karen Johnson Davidson County
Batch# 833071 DEEDWARR
04/01/2022 10:40:30 AM 5 pgs
Fees: $28.00 Taxes: $1,421.54
20220401-0037939

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: 085120A05600CO

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,

Sheila H Alexander, surviving spouse

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.

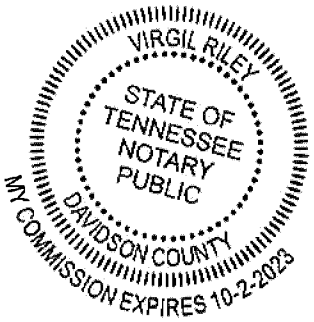
Michael J. Alexander died June 19, 2018 as husband of Sheila H Alexander as noted on State of Tennessee Department of Heath Certificate of Death.

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 16 day of March, 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.

Sheila H. Alexander

Sheila H Alexander



STATE OF TENNESSEE

COUNTY OF Davidson

On this 16th day of March, 20 22, before me personally appeared Sheila H. Alexander, 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: 3208 River Walk Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 085120A05600CO

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Rivers Edge, Section Three of Jackson Downs Phase Two of record in Plat Book 9700, Page 689, 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 Michael J. Alexander and Sheila H. Alexander by Warranty deed from Primacy Closing Corporation, a corporation organized under the laws of Nevada, of record in Instrument No. 20070618-0072614 Register's Office for Davidson County, Tennessee, dated June 13, 2007 and recorded on June 18, 2007. (Value of consideration shown in aforementioned deed $170,000.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 384,200.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 16th 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:
3208 River Walk Drive, Nashville, TN 37214

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 03/16/2022 (date of document).

Kayla Short

Affiant Signature

03/16/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 16th day of March, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024