Karen Johnson Davidson County
Batch# 835179 DEEDWARR
04/06/2022 09:51:30 AM 5 pgs
Fees: $28.00 Taxes: $1,989.49
20220406-0039642

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: 083-08-0-075-00

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,

Bridgette Packer , an unmarried person

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 24 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.

Bridgette Packer

STATE OF TENNESSEE

COUNTY OF Davidson

~~On~~ this 24th day of March 2022, 2022, before me personally appeared Bridgette Packer, 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: Irene A Wade

Commission Expires:

11-6-2023

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 537,700.00

AFFIANT

Subscribed and sworn to before me, this 30TH day of MARCH, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

1010 Mitchell Road, Nashville, TN 37206 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1010 Mitchell Road, Nashville, TN 37206

TAX PARCEL ID/APN (For informational purposes only): 083-08-0-075-00

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Rosewood Heights, Section III, of record in Plat Book 2133, Page 61, 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 Bridgette Packer, a single woman by Warranty deed from Ian A. Minchey and Rose Minchey of record in Instrument No. 20161005-0105259 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 05, 2016 . (Value of consideration shown in aforementioned deed $314,000.00.) Being also known as 1010 Mitchell Road Nashville, Tennessee 37206.

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 3/30/22 (date of document).

Kayla Short
Affiant Signature

3/30/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 30TH day of MARCH, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

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