Karen Johnson Davidson County
Batch# 836046 DEEDWARR
04/07/2022 11:16:30 AM 5 pgs
Fees: $28.00 Taxes: $1,179.19
20220407-0040458

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: 094-12-0-059-00

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,

Georgia Tague, an unmarried woman

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 28th 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.

Georgia Tague

Georgia Tague

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of March, 2022, before me personally appeared Georgia Tague, 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.

Quentin Isabell

Notary Public

Printed Name: Quentin Isabell

Commission Expires: March 3, 2025

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 318,700.00

AFFIANT

Subscribed and sworn to before me, this 29TH 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:

269 Clovernook Drive, Nashville, TN 37210 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 269 Clovernook Drive, Nashville, TN 37210

TAX PARCEL ID/APN (For informational purposes only): 094-12-0-059-00

Land in Davidson County, Tennessee being Lot No. 13 on the Map of Clover Nook Subdivision, as of record in Book 2900, pages 51 and 52, Register's Office for said County.

Beginning at a point in the Easterly margin of Clovernook Drive, the common front corner of Lot Nos. 13 and 14 on said plan; thence along Easterly margin of said Clovernook Drive in a Northerly direction 135.4 feet to a concrete monument, the beginning of a curve; thence around said curve 36.79 feet to a concrete monument in the Southerly margin of Ivywood Drive; thence along the Southerly margin of Ivywood Drive in an Easterly direction 164 feet to a point, the common front corners of Lots 12 and 13 on said Plan; thence along the common boundary line of Lots 12 and 13 in a Southerly direction 146.5 feet to a concrete monument, the common rear corners of Lots 12, 13 and 14, on said Plan; thence in an Easterly direction along the common boundary line of Lots 13 and 14 on said Plan 118.5 feet to the point of beginning.

Being the same property conveyed to Clyde B. Wilson, Jr., et ux Georgia J. Wilson by Warranty Deed from Mitzi Mae Cheek, formerly Mitzi Cheek Warf of record in Book 5405, Page 374, Register's Office for Davidson County, Tennessee, dated March 14, 1979 and recorded on March 14, 1979. (Value or consideration shown in aforementioned deed $43,750.00.)

Being the same property conveyed to Georgia Tague (formerly known as Georgia J. Wilson) by Quitclaim Deed from Clyde B. Wilson, Jr. of record in Book 10325, Page 847, Register's Office for Davidson County, Tennessee, dated January 08, 1997 and recorded on January 22, 1997.

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 3/29/22 (date of document).

Kayla Short

Affiant Signature

3/29/22

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 29TH day of MARCH, 20 22,

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