Karen Johnson Davidson County
Batch# 846341 DEEDWARR
04/27/2022 11:59:30 AM 5 pgs
Fees: $28.00 Taxes: $1,423.76
20220427-0048629

This instrument prepared by and (MAIL) instrument may be returned to:
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: 033030B13500CO

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,

Michelle A. Phillips , a single 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 17 day of April, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michelle A. Phillips

Michelle A. Phillips

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17 day of April, 2022, before me personally appeared Michelle A. Phillips, 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.

Susie J Ingram

Notary Public

Printed Name: Susie J Ingram

Commission Expires: 01/03/2023

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 125 Ivy Hill Lane, Goodlettsville, TN 37072

TAX PARCEL ID/APN (For informational purposes only): 033030B13500CO

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Final Plat of Dry Creek Farms, Phase 3 of record in Plat at Instrument No. 20070221-0021236, as corrected in Instrument No. 20070411-0043542 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 Michelle A. Phillips, unmarried by Warranty deed from Ashley E. Harrison, a single person of record in Instrument No. 20150819-0083516 Register's Office for Davidson County, Tennessee, dated August 7, 2015 and recorded on August 19, 2015. (Value of consideration shown in aforementioned deed $180,000.00.) Being also known as 125 Ivy Hill Lane Goodlettsville, Tennessee 37072.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

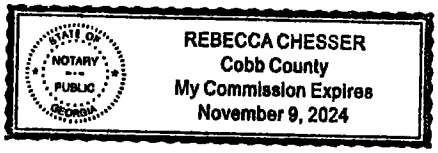
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 384,800.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 17th day of April, 20 22.

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



Property address:
125 Ivy Hill Lane, Goodlettsville, TN 37072

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 04/17/2022 (date of document).

Kayla Short

Affiant Signature

04/17/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 17th day of April, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

