Karen Johnson Davidson County
Batch# 848209 DEEDWARR
04/29/2022 11:36:30 AM 5 pgs
Fees: $28.00 Taxes: $1,751.58
20220429-0049992

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: 04104009200

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,

Ramona Mitchell, 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 1 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.

Ramona Mitchell

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1 day of April, 2022, before me personally appeared **RAMONA MITCHELL**, 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: 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: 4011 Havendale Drive, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 04104009200

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Dalemere Subdivision, Section 7 of record in Plat Book 3700, Page 123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 169 fronts 267.05 feet on the Northeasterly margin of Havendale Drive and extends back 217.1 feet on the Northwesterly line and 170 feet on the Southeasterly line to a dead line in the rear measuring 142.15 feet thereon.

Being the same property conveyed to Grace M. Gordon by Warranty deed from Loran T. Roden, Trustee of The Loran T. Roden Living Trust, established by the Revocable Trust Agreement of Loran T. Roden, dated May 18, 1999, as amended from time to time, with full power to sell, transfer, mortgage and convey without joinder of any beneficiary of record in Instrument No. 20011008-0109469 Register's Office for Davidson County, Tennessee, dated September 28, 2001 and recorded on October 08, 2001 and Re-recorded on March 28, 2002 in Instrument No. 20020328-0038290. (Value of consideration shown in aforementioned deed $171,700.00.)

Being the same property conveyed to Grace M. Gordon by Quitclaim deed from Aberell Kieth Gordon, a married man of record in Instrument No. 20110913-0070972 Register's Office for Davidson County, Tennessee, dated September 09, 2011 and recorded on September 13, 2011. (Value of consideration shown in aforementioned deed $0.00.)

Affidavit of Heirship recorded on November 05, 2021 in Instrument No. 20211105-0147969.

Being the same property conveyed to Ramona Mitchell by Quitclaim deed from Aberell Kieth Gordon of record in Instrument No. 20211110-0150357 Register's Office for Davidson County, Tennessee, dated October 22, 2021 and recorded on November 10, 2021. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 4011 Havendale Drive Nashville, Tennessee 37207.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 473,400.00

AFFIANT

Subscribed and sworn to before me, this 1ST day of APRIL, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

4011 HAVENDALE DRIVE
NASHVILLE, TN 37207

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 04-01-2022 (date of document).

Kayla Short
Affiant Signature

04-01-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 1ST day of APRIL, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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