Karen Johnson Davidson County
Batch# 860624 DEEDWARR
05/23/2022 12:03:30 PM 5 pgs
Fees: $28.00 Taxes: $1,045.62
20220523-0059566

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: 161-11-0A-016-00

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,

Claudia O'Connor , 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 12th day of May, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Claudia O'Connor

STATE OF ~~TENNESSEE~~ FL Florida

COUNTY OF Collier

On this 12th day of May, 2022, before me personally appeared Claudia O'Connor, 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: Susan Hettich

Commission Expires:

6/2/2025

SUSAN HETTICH
Notary Public - State of Florida
Commission # HH 107749
My Comm. Expires Jun 2, 2025
Bonded through National Notary Assn.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 358 Huntington Ridge Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 161-11-0A-016-00

Land in Davidson County, Tennessee, being Unit No.16 on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, 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 Ian M. King, unmarried man by Warranty deed from Elise King, single woman of record in Instrument No. 20160705-0068337 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 05, 2016. (Value of consideration shown in aforementioned deed $160,000.00.)

Being the same property conveyed to Paul Rogers and Elise Rogers, husband and wife by Warranty deed from Ian M. King, unmarried man of record in Instrument No. 20200805-0086783 Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on August 5, 2020. (Value of consideration shown in aforementioned deed $225,000.00.)

Being the same property conveyed to Claudia O'Connor, unmarried woman by Warranty deed from Paul Rogers and Elise Rogers, husband and wife of record in Instrument No. 20211206-0161163 Register's Office for Davidson County, Tennessee, dated November 23, 2021 and recorded on December 06, 2021. (Value of consideration shown in aforementioned deed $252,000.00.)

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

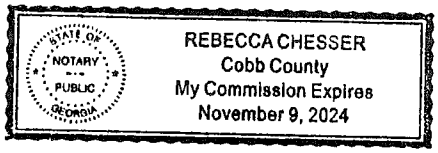
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 282,600.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 12th day of May, 20 22.

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



Property address:

358 Huntington Ridge Drive, Nashville, TN 37211

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 05/12/2022 (date of document).

Kayla Short

Affiant Signature

05/12/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 12th day of May, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

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

STATE OF GEORGIA NOTARY PUBLIC