Karen Johnson Davidson County
Batch# 860766 DEEDWARR
05/23/2022 02:33:30 PM 5 pgs
Fees: $28.00 Taxes: $2,094.57
20220523-0059748

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: 187-09-0A-212-00
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,

**Kari Pickering Norwood f/k/a Kari Pickering and Nevin Nylan Norwood, wife and husband**

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 10 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.

Kari Pickering Norwood f/k/a Kari Pickering

Kari Pickering Norwood f/k/a Kari Pickering

Nevin Nylan Norwood

STATE OF TENNESSEE

COUNTY OF Franklin

On this 10 day of May, 2022, before me personally appeared Kari Pickering Norwood + Nevin Nylan Norwood, 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: Caresha L. Caruth

Commission Expires:

10-04-2025

CARESHA L CARUTH
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $ 566,100.00

AFFIANT

Subscribed and sworn to before me, this 16TH day of MAY, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

2164 Kirkwall Drive, Nolensville, TN 37135 (Davidson)

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 2164 Kirkwall Drive, Nolensville, TN 37135

TAX PARCEL ID/APN (For informational purposes only): 187-09-0A-212-00

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Phase One, Section One, Burkitt Village of record as Instrument No. 20130719-0075067, 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 Kari Pickering, unmarried by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140825-0077336 Register's Office for Davidson County, Tennessee, dated August 22, 2014 and recorded on August 25, 2014. (Value of consideration shown in aforementioned deed $300,844.00.) Being also known as 2164 Kirkwall Drive Nolensville, Tennessee 37135.

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 5/16/22 (date of document).

Kayla Short
Affiant Signature

5/16/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 16TH day of MAY, 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