Karen Johnson Davidson County
Batch# 861545 DEEDWARR
05/24/2022 10:55:30 AM 5 pgs
Fees: $28.00 Taxes: $1,147.00
20220524-0060062

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: 150-10-0-240-00

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,

Brian Keith Byrum Individually and as the Executor of the Estate of Nancy E. Nail

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 11 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.

Brian Keith Byrum Individually and as Executor

Brian Keith Byrum Individually and as the Executor of the Estate of Nancy E. Nail

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11 day of May, 2022, before me personally appeared BRIAN KEITH BYRUM, 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.

Kelly Baer

Notary Public

Printed Name: KELLY BAER

Commission Expires:

09/08/2025

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3236 Forest Breeze Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 150-10-0-240-00

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Secton 1-B, Lake Towne Park of record in Plat Book 6900, Page 674, 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 Marvin P. Nail and wife, Nancy E. Nail by Warranty deed from Sharon K. McAnulty, unmarried of record in Instrument No. 20040826-0103620 Register's Office for Davidson County, Tennessee, dated August 20, 2004 and recorded on August 26, 2004. (Value of consideration shown in aforementioned deed $108,000.00.)

The said Marvin P. Nail having died on or about October 2, 2012, leaving Nancy E. Nail as surviving tenant by the entirety.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 310,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 11th day of May, 2022.

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

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

3236 Forest Breeze Drive, Antioch, TN 37013

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 05/11/2022 (date of document).

Kayla Short

Affiant Signature

05/11/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 11th day of May, 2022,

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