Karen Johnson Davidson County
Batch# 862955 DEEDWARR
05/26/2022 09:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,241.35
20220526-0061159

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: 09610006200

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,

Stephanie Tanner, 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 18th 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.

Stephanie Tanner

Stephanie Tanner

STATE OF Florida

COUNTY OF Manatee

On this 18th day of May, 20 22, before me personally appeared Grantor appeared: Stephanie Tanner, 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.

Sherri Joy Small

Presented TN DL as ID & Multifactor Authentication

Notary Public State of Florida

Printed Name: Sherri Joy Small

Commission Expires:

04/23/2024

SHERRI JOY SMALL
Notary Public - State of Florida
Commission # GG 981136
Expires on April 23, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2928 Teakwood Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 09610006200

Land in Davidson County, Tennessee, being Lot No. 114 on the Map of Cloverhill Subdivision, Section 2, as of record in Book 2133, page 46, (Erroneously shown as page 47), Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 85 ft. on the Northerly side of Teakwood Avenue and extends back 145.3 ft. on the Westerly line and 95 ft. on the Easterly line to a dead line in the rear measuring 99.4 ft. thereon, measuring 98.7 ft. by field measurement.

Being the same property conveyed to Stephanie Tanner, an unmarried woman by Warranty deed from 1 Public Homes, LLC a Tennessee Limited Liability Company of record in Instrument No. 20180525-0050490 Register's Office for Davidson County, Tennessee, dated May 16, 2018 and recorded on May 25, 2018. Being also known as 2928 Teakwood Drive Nashville, Tennessee 37214.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 335,500.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 18th 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:

2928 Teakwood Drive, Nashville, TN 37214

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 05/18/2022 (date of document).

Kayla Short

Affiant Signature

05/18/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 18th 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

202205260061159