Karen Johnson Davidson County
Batch# 863188 DEEDWARR
05/26/2022 02:32:30 PM 5 pgs
Fees: $28.00 Taxes: $1,834.09
20220526-0061475

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 386035

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 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: 086130A09000CO
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,

Mary C. Boston, 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(s) this 18 day of May, 2022.

Mary C. Boston

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18 day of May, 20 22, before me personally appeared Mary C Boston, 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's (or persons') 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

MORE COMMONLY KNOWN AS: 5032 Sunflower Lane, Hermitage, TN 37076

TAX PARCEL ID/APN: 086130A09000CO

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Final Subdivision Plat Magnolia Farms, Phase 1, Section 2 of record in Plat at Instrument No. 20190318-0024391, 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 a portion of the same property conveyed to Beazer Homes, LLC, a Delaware Limited Liability Company by Warranty deed from Tammi Gay Hessey and Daniel M. Hessey, III, Co-Trustees of the Daniel M. Hessey, Jr. Trust, dated March 07, 2016 of record in Instrument No. 20170717-0071485 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 17, 2017. (Value or consideration as shown in aforementioned deed $4,313,500.00.)

Being a portion of the same property conveyed to Beazer Homes, LLC, a Delaware Limited Liability Company by Warranty deed from Daniel M. Hessey, III, and wife, Donna Jo Hessey of record in Instrument No. 20170717-0071486 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 17, 2017. (Value or consideration as shown in aforementioned deed $336,500.00.)

Being a portion of the same property conveyed to Beazer Homes, LLC, a Delaware Limited Liability Company by Quitclaim deed from Tammi Gay Hessey and Daniel M. Hessey, III, Co-Trustees of the Daniel M. Hessey, Jr. Trust and Daniel M. Hessey, III, and wife, Donna Jo Hessey of record in Instrument No. 20170717-0071487 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 17, 2017. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Mary C. Boston, an unmarried woman by Warranty deed from Beazer Homes, LLC, a Delaware Limited Liability Company of record in Instrument No. 20200629-0069903 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on June 29, 2020. (Value of consideration shown in aforementioned deed $414,990.00.) Being also known as 5032 Sunflower Lane Hermitage, Tennessee 37076.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 495,700.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 18th day of May, 20 22.

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:
5032 Sunflower Lane, Hermitage, TN 37076

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, 20 22,

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

202205260061475