Karen Johnson Davidson County
Batch# 866110 DEEDWARR
06/01/2022 03:42:30 PM 5 pgs
Fees: $28.00 Taxes: $1,458.17
20220601-0063442

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: 161-06-0A-028-00

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,

Drew M. Brown and Brittany Inman, husband and wife

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 25th day of May, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Drew M. Brown

Drew M. Brown

Brittany Inman

Brittany Inman

STATE OF Florida

COUNTY OF Alachua

On this 25th day of May, 20 22, before me personally appeared Drew M. Brown & Brittany Inman, 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. who both produced a TN DL

Notary Public

Printed Name: Vanessa Frazier

Commission Expires:

11/07/2022

VANESSA FRAZIER
Notary Public - State of Florida
Commission # GG 274954
Expires on November 7, 2022

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1106 Thorncrest Road, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 161-06-0A-028-00

Land in Davidson County, Tennessee, being Unit No. 28 of Oakhill Townhomes, Phase 1, as shown on Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument No. 20070614-0071397 and Supplemental Declaration in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Drew M. Brown and Brittany Inman, husband and wife by Warranty deed from Kimberli Davis, unmarried of record in Instrument No. 20180319-0025575 Register's Office for Davidson County, Tennessee, dated March 15, 2018 and recorded on March 19, 2018. (Value of consideration shown in aforementioned deed $259,800.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $394,100.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 25th 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:

1106 Thorncrest Road, 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 05/25/2022 (date of document).

Kayla Short

Affiant Signature

05/25/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 25th 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