Karen Johnson Davidson County
Batch# 869418 DEEDWARR
06/10/2022 10:14:30 AM 5 pgs
Fees: $28.00 Taxes: $1,463.35
20220610-0066207

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: 07508004600

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,

Richard L Stout and wife, Veronica Stout

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 19th 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.

Richard L Stout

Richard L Stout

Veronica Stout

Veronica Stout

STATE OF TENNESSEE

COUNTY OF Davidson

On this 19th day of May, 2022, before me personally appeared **RICHARD L STOUT AND VERONICA STOUT**, 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.

Tanya Stafford

Notary Public

Printed Name: Tanya Stafford

Commission Expires:

2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 641 Albany Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 07508004600

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Section Four, Tulip Grove of record in Plat Book 4175, Page 12, 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 Richard L. Stout and wife, Veronica Stout by Warranty deed from Thomas S. Perry (a/k/a T. Steven Perry) and wife, Wendy A. Perry of record in Instrument No. 20120118-0004704 Register's Office for Davidson County, Tennessee, dated January 11, 2012 and recorded on January 18, 2012. (Value of consideration shown in aforementioned deed $152,500.00.) Being also known as 641 Albany Drive Hermitage, Tennessee 37076.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $395,500.00.

Richard J. Stout Veronica D. Hunt

AFFIANT

Subscribed and sworn to before me, this 19th day of May, 2022.

Tanya Stafford

NOTARY PUBLIC

My Commission Expires:

2-14-2024



Property address: 641 Albany Drive, 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 05/19/2022 (date of document).

Kayla Short
Affiant Signature

05/19/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 19th day of May, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

