Karen Johnson Davidson County
Batch# 872498 DEEDWARR
06/16/2022 09:38:30 AM 5 pgs
Fees: $28.00 Taxes: $1,192.14
20220616-0068849

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: 096-12-0-017-00

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,

Christine N. Potts, a single 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 1 day of June, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Christine N. Potts

Christine N. Potts

STATE OF Texas

COUNTY OF Harris

On this 1st day of June, 2022, before me personally appeared Christine N. Potts, 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.

Notary Public

Printed Name: Sabriyah Callis

Commission Expires:

04/20/2025

Sabriyah Callis

ID NUMBER
133051542
COMMISSION EXPIRES
April 20, 2025

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3244 Cloverwood Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 096-12-0-017-00

Land in Davidson County, Tennessee, Being Lot No. 16 on the Plan of Hickory Bend, Section I, as of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee.

Said lot fronts 75 feet on the North side of Cloverwood Drive and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Christine N. Potts, an unmarried woman by Warranty deed from Robert A. Jungers, a married man of record in Instrument No. 20050926-0115468 Register's Office for Davidson County, Tennessee, dated September 16, 2005 and recorded on September 26, 2005. (Value of consideration shown in aforementioned deed $116,100.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

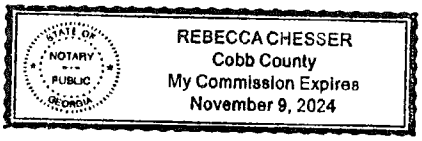
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $322,200.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 1st day of June, 2022.

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



Property address:

3244 Cloverwood 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 06/01/2022 (date of document).

Kayla Short
Affiant Signature

06/01/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 1st day of June, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

