Karen Johnson Davidson County
Batch# 880555 DEEDWARR
06/29/2022 11:30:30 AM 5 pgs
Fees: $28.00 Taxes: $1,115.18
20220629-0075120

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: 050-11-0A-056-00

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,

Nsengiyumva Deo and Hakizimana Alphonsine, 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 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.

DEO NSENGIYUMVA
Nsengiyumva Deo

Alphonsine Hakizimana
Hakizimana Alphonsine

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18th day of May, 2022, before me personally appeared Nsengiyumva Deo & Hakizimana Alphonsine, 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.

Tressie M. Lewis
Notary Public

Printed Name: Tressie M. Lewis

Commission Expires:
01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3288 Rainwood Drive, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 050-11-0A-056-00

Land in Davidson County, Tennessee, being known as Lot No. 56 as shown on the map entitled Timberwood Cluster Lot Development of record as Instrument Nos. 20080211-013669 through 20080211-0013671, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Nsengiyumva Deo and Wife, Hakizimana Alphonsine by Warranty deed from Nashville Area Habitat For Humanity, Inc of record in Instrument No. 20100930-007894 Register's Office for Davidson County, Tennessee, dated September 29, 2010 and recorded on September 30, 2010 and Deed Of Correction Recorded On June 27, 2011, Instrument Number 20110627-0048881. (Value of consideration shown in aforementioned deed $134,900.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

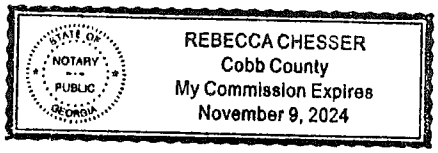
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 301,400.00

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



Property address:
3288 RAINWOOD DRIVE
NASHVILLE, TN 37207

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: 10/24/24

Notary's Seal (if on paper)

