Karen Johnson Davidson County
Batch# 884018 DEEDWARR
07/05/2022 10:47:30 AM 5 pgs
Fees: $28.00 Taxes: $1,491.10
20220705-0077202

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: 161110F00100

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,

James A Perkins, an unmarried man

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 29th day of June, 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.

James A Perkins

James A Perkins

STATE OF Virginia
Chester
COUNTY OF Chesterfield

On this 29th day of June, 20 22, before me personally appeared James A Perkins, 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.

Shawn Douglas Cofield

Notary Public

Printed Name: Shawn Douglas Cofield

Commission Expires:

02/29/2024

Electronic Notary Public

Warranty Deed 3 pages

COMMONWEALTH OF VIRGINIA • ELECTRONIC NOTARY PUBLIC •

Shawn Douglas Cofield

REGISTRATION NUMBER
7891870
COMMISSION EXPIRES
February 29, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5772 Amalie Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 161110F00100

Land in Davidson County, Tennessee, being Unit No. 1, on the Plan of Townhomes of Brentwood, of record in Book 9700, Page 990, 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 James A. Perkins, an unmarried man by Warranty deed from Joshua R. Wolfe, an unmarried man of record in Instrument No. 20180924-0094436 Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on September 24, 2018. (Value of consideration shown in aforementioned deed $255,000.00.)

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $403,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 29th day of June, 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:

5772 Amalie Drive, 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 06/29/2022 (date of document).

Kayla Short

Affiant Signature

06/29/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 29th day of June, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

