Karen Johnson Davidson County
Batch# 884020 DEEDWARR
07/05/2022 10:48:30 AM 5 pgs
Fees: $28.00 Taxes: $1,097.42
20220705-0077204

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: 164060B10600CO

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,

Nadezda Bryson and Manan Mehta, married to each other

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 29 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.

Nadezda Bryson

Nadezda Bryson

Manan Mehta

Manan Mehta

STATE OF Texas

COUNTY OF Harris

On this 29th day of June, 2022, before me personally appeared Nadezda Bryson Manan Mehta, 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, State of Texas

Notary Public

Printed Name: Sabriyah Callis

Commission Expires:

04/20/2025

NOTARY PUBLIC STATE OF TEXAS

Sabriyah Callis

ID NUMBER
133051542
COMMISSION EXPIRES
April 20, 2025

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 627 Bradburn Village Circle, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 164060B10600CO

Being all of Unit No. 63, on the plan of the Townhomes of Bradbum Village, Phase 3B, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradbum Village, of record in Instrument Number 20180226-0017976, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Ole South Properties, Inc by Warranty deed from Amber Lane Development, LLC, a Tennessee limited liability company of record in Instrument No. 20180606-0054516 Register's Office for Davidson County, Tennessee, dated June 06, 2018 and recorded on June 06, 2018. (Value or consideration as shown in aforementioned deed $1,404,000.00.)

Being the same property conveyed to Gunnar Franks, single man by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20181221-0124502 Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on December 21, 2018. (Value of consideration shown in aforementioned deed $181,990.00.)

Being the same property conveyed to Nadezda Bryson, unmarried woman by Warranty deed from Gunnar Franks and Sydney Franks, husband and wife of record in Instrument No. 20201211-0145330 Register's Office for Davidson County, Tennessee, dated December 9, 2020 and recorded on December 11, 2020. (Value of consideration shown in aforementioned deed $204,900.00.) Being also known as 627 Bradburn Village Circle 63 Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 296,600.00

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:

627 Bradburn Village Circle, Unit 63, Antioch, TN 37013

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: 10/26/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

STATE OF GEORGIA NOTARY PUBLIC