Karen Johnson Davidson County
Batch# 891454 DEEDWARR
07/20/2022 10:01:30 AM 5 pgs
Fees: $28.00 Taxes: $1,875.16
20220720-0083040

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: 142-11-0B-015-00

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,

**Pravin A Patel, a married man joined by his spouse, Naynaben Pravin Patel**

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 15 day of July, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Pravin A Patel

Naynaben Pravin Patel

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15 day of July, 2022, before me personally appeared Pravin A Patel Naynaben Pravin Patel, 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: LaTonya S Smith

Commission Expires:

8/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 732 Magnolia Trail, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 142-11-0B-015-00

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Final Plat, Magnolia Place, of record in Plat Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed legal description.

Being the same property conveyed to Pravin A. Patel from Hardika Patel, dated November 17, 2015 and recorded December 8, 2015 in Instrument No. 20151208-0123567, Register's Office for Davidson County, Tennessee.

Parcel No 142-11-0B-015.00-000

Address: 732 Magnolia Trail, Nashville TN 37221

# AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $506,800.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 15th day of July, 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: 732 Magnolia Trail, Nashville, TN 37221

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 07/15/2022 (date of document).

Kayla Short

Affiant Signature

07/15/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 15th day of July, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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

202207200083040