Karen Johnson Davidson County
Batch# 893957 DEEDWARR
07/26/2022 02:31:30 PM 5 pgs
Fees: $28.00 Taxes: $1,464.09
20220726-0085378

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: 053-02-0-076-00

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,

Amanda L. Nash , a single woman and Cathy G. Nash , a single woman, as joint tenants with full rights of survivorship

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 30th 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.

Amanda L. Nash

Amanda L. Nash

Cathy G. Nash

Cathy G. Nash

STATE OF Texas

COUNTY OF Dallas

On this 30th day of June, 20 22, before me personally appeared by Amanda L. Nash and Cathy G. Nash, 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.

Kaneisha R Curtis

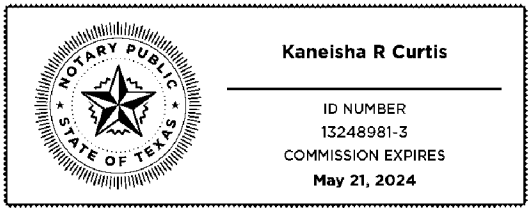
Notary Public

Printed Name: Kaneisha R Curtis

Commission Expires:

05/21/2024

Notarized online using audio-video communication



AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 395,700.00

AFFIANT

Subscribed and sworn to before me, this 5th day of July, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
104 Ryburn Drive, Old Hickory, TN 37138 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 104 Ryburn Drive, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 053-02-0-076-00

Land in Davidson County, Tennessee being Lot No. 38 on the Plan of Fairway View of record in Book 2900, Page 41, said Register's Office.

Said Lot No. 38 fronts 75 feet on the Northerly side of Ryburn Drive and runs back 172.4 feet on the Westerly line and 219.2 feet on the Easterly line to a deed line in the rear on which it measures 117.5 feet.

Being the same property conveyed to Josie T. Guinn and Cathy G. Nash and Amanda L. Nash, all unmarried, as joint tenants with right of survivorship, from Josie T. Guinn, unmarried, by Quit Claim deed dated March 8, 2016 and recorded March 16, 2016 in Instrument No. 20160316-0024749, Register's Office for Davidson County, Tennessee.

Josie Taylor Guinn deceased on 3/4/22 who held title with Cathy G. Nash and Amanda L. Nash by Quit Claim deed Instrument No. 20160316-0024749.

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 7/5/22 (date of document).

Kayla Short
Affiant Signature

7/5/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 5th day of JULY, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024