Karen Johnson Davidson County
Batch# 895721 DEEDWARR
07/28/2022 02:41:30 PM 10 pgs
Fees: $53.00 Taxes: $1,356.42
20220728-0086271

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: 074-08-0-268-00

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,

Robert Burns, joined by spouse Sheila Burns, Nancy Mcknight, joined by spouse Timm McKnight, John Burns, a single man, Barbara Bundren, joined by spouse Jerry Bundren, Edward Burns, joined by spouse Paulette Burns and Margaret Bourrie, a single woman, all with right of Heirship the Grantors 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 28th 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.

Robert Burns
Robert Burns

Sheila Burns
Sheila Burns

Nancy Mckinght

Timm McKnight

John Burns

Barbara Bundren

Jerry Bundren

Edward Burns

Paulette Burns

Margaret Bourrie

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, Shaina Binta Eggleston, a Notary Public in and for said County and State, Robert Burns and Sheila Burns, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of June, 20 22

Shaina Binta Eggleston

Notary Public Notary Public, State of Texas

Printed Name: Shaina Binta Eggleston

My Commission Expires: 10/01/2024

NOTARY PUBLIC STATE OF TEXAS

Shaina Binta Eggleston

ID NUMBER
13270652-5
COMMISSION EXPIRES
October 1, 2024

Notarized online using audio-video communication

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 28 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.

Robert Burns

Sheila Burns

Nancy McKnight

Nancy Mckinght

Timm Mcknight

Timm McKnight

John Burns

Barbara Bundren

Jerry Bundren

Edward Burns

Paulette Burns

Margaret Bourrie

STATE OF Virginia

COUNTY OF Hampton

Personally appeared before me, Tiphany Griffith, a Notary Public in and for said County and State, Virginia Nancy McKnight and Timm McKnight, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of June, 2022

7730964

Notary Public

Printed Name: Tiphany Griffith

My Commission Expires: 02/29/2024

COMMONWEALTH OF VIRGINIA N ELECTRONIC NOTARY PUBLIC

Tiphany Griffith

REGISTRATION NUMBER
7730964
COMMISSION EXPIRES
February 29, 2024

Notarized online using audio-video communication

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 28th 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.

Robert Burns

Sheila Burns

Nancy Mckinght

Timm McKnight

John Burns

John Burns

Barbara Bundren

Jerry Bundren

Edward Burns

Paulette Burns

Margaret Bourrie

STATE OF ' Texas

COUNTY OF Ellis

Personally appeared before me, Mark Dewayne Nash Jr., a Notary Public in and for said County and State, Texas John Burns, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Signer Identified with Washington Driver's License

Witness my hand, at office, this 28th day of June, 20 22

Mark Dewayne Nash Jr.

Notary Public of Texas

Printed Name: Mark Dewayne Nash Jr.

My Commission Expires: 07/03/2025



Mark Dewayne Nash Jr.

ID NUMBER
131194376
COMMISSION EXPIRES
July 3, 2025

Notarized online using audio-video communication

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 28th 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.

N/A
Robert Burns

N/A
Sheila Burns

N/A
Nancy Mckinght

N/A
Timm McKnight

N/A
John Burns

Barbara Bundren
Barbara Bundren

Jerry Bundren
Jerry Bundren

N/A
Edward Burns

N/A
Paulette Burns

N/A
Margaret Bourrie

STATE OF Virginia
Chester
COUNTY OF Chesterfield

Personally appeared before me, Shawn Douglas Cofield, a Notary Public in and for said County and State, ~~Jerry Michael Bundren Barbara Burns Bundren~~, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

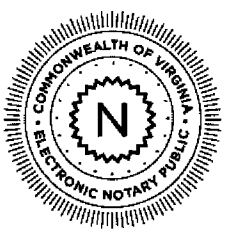
Witness my hand, at office, this 28th day of June, 20 22

Shawn Douglas Cofield

Notary Public Electronic Notary Public

Printed Name: Shawn Douglas Cofield

My Commission Expires: 02/29/2024



Shawn Douglas Cofield

REGISTRATION NUMBER
7891870
COMMISSION EXPIRES
February 29, 2024

Warrnty Deed 3 pages

Notarized online using audio-video communication

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 28th 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.

Robert Burns

Sheila Burns

Nancy Mckinght

Timm McKnight

John Burns

Barbara Bundren

Jerry Bundren

Edward Burns

Edward Burns

Paulette Burns

Paulette Burns

Margaret Bourrie

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, ~~Gina Elizabeth Passariello~~, a Notary Public in and for said County and State, Texas Edward Burns Paulette Burns, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

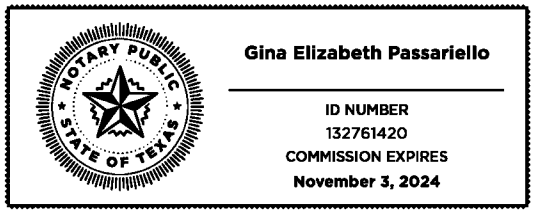
Witness my hand, at office, this 28th day of June, ~~20~~2022

Gina Elizabeth Passariello

Notary Public, State of Texas
Notary Public

Printed Name: Gina Elizabeth Passariello

My Commission Expires: 11/03/2024



Notarized online using audio-video communication

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 28th 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.

Robert Burns

Sheila Burns

Nancy Mckinght

Timm McKnight

John Burns

Barbara Bundren

Jerry Bundren

Edward Burns

Paulette Burns

Margaret Bourrie

Margaret Bourrie

STATE OF Virginia

COUNTY OF Hampton

Personally appeared before me, Tiphany Griffith, a Notary Public in and for said County and State, Margaret Bourrie, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of June 2022

7730964

Notary Public

Printed Name: Tiphany Griffith

My Commission Expires: 02/29/2024

Tiphany Griffith

REGISTRATION NUMBER
7730964
COMMISSION EXPIRES
February 29, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 143 Jacksonian Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 074-08-0-268-00

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

Land in Davidson County, Tennessee, being Lot No. 1008 on the Plan of Section Ten, Hermitage Hills, as of record in Plat Book 3600, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 1008 fronts 91.13 feet on the Easterly side of Jacksonian Drive and extends back between lines 96.55 feet on the Northerly side and 170.0 feet on the Southerly side to a dead line in the rear on which it measures 116.53 feet.

Being the same property conveyed to Edward Joseph Burns, Sr. and wife, Margaret E. Burns, from William Robert Hogan and wife, Beulah Mai Hogan, dated August 21, 1967 and recorded August 24, 1967 in Book 4164, Page 413, Register's Office for Davidson County, Tennessee.

The said Edward J. Burns predeceased Margaret E. Burns a/k/a Margaret Elizabeth Burns, and she became sole owner of the property as tenant by the entireties.

And the said Margaret E. Burns a/k/a Margaret Elizabeth Burns passed away March 10, 2016. Probate Case No. 16P1425 were set up and Robert Burns was appointed Executor of her estate. In her will, she devised the subject property to James L. Burns a/k/a James Leonard Burns.

And the said James L. Burns a/k/a James Leonard Burns passed away November 10, 2021, a resident of Davidson County. Affidavit(s) of Heirship were recorded May 12, 2022 in Instrument No. 20220512-0054293 and Instrument No. 2022512-0054294. No surviving spouse and no surviving children or deceased children. No deceased brothers or sisters. The only Heirs At Law were his brothers and sisters: Margaret Bourrie, Edward J. Burns, Jr., Barbara B. Bundren, Nancy McKnight, Robert Burns, and John Burns.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 366,600.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 28th 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:

143 Jacksonian Drive, Hermitage, TN 37076

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 06/28/2022 (date of document).

Kayla Short

Affiant Signature

06/28/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 28th day of June, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

