Karen Johnson Davidson County
Batch# 896388 DEEDWARR
08/01/2022 08:34:30 AM 5 pgs
Fees: $28.00 Taxes: $2,040.55
20220801-0086844

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: 141-05-0A-097-00

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,

Randy T Decker and Tracy L Decker , husband and wife

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 28th 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.

Randy T Decker

Tracy L Decker

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of July, 2022, before me personally appeared Randy T Decker and Tracy L Decker, 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: Tressie M-Lewis

Commission Expires:

01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

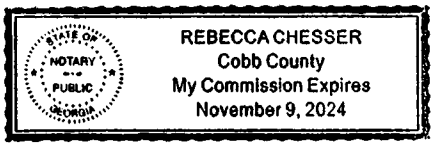
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $551,500.00

AFFIANT

Subscribed and sworn to before me, this 29TH day of JULY, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:

717 Wolfeboro Lane, Nashville, TN 37221 (Davidson)

EXHIBIT A

Legal Description

STREET ADDRESS: 717 Wolfeboro Lane, Nashville, TN 37221

COUNTY: Davidson

CLIENT CODE: 473490

TAX PARCEL ID/APN: 141-05-0A-097-00

Land in Davidson County, TN being Lot No.97 on the Plan of Avondale Park, Phase 1, Section 2 of record in Instrument No. 20081218-0121 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Randy T. Decker and Tracy L. Decker, husband and wife by warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 4/1/2009, recorded 4/2/2009 in Instrument No. 20090402-0029752, Register's Office for Davidson County, Tennessee.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Real Property Records of Davidson County, Tennessee.

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 7/29/22 (date of document).

Kayla Short
Affiant Signature

7/29/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 29TH day of JULY, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

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