Karen Johnson Davidson County
Batch# 898465 DEEDWARR
08/03/2022 11:58:30 AM 5 pgs
Fees: $28.00 Taxes: $2,299.55
20220803-0088504

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: 172010A10000CO

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,

Velma C. Williams

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, 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.

Velma C. Williams

Velma C. Williams

STATE OF Texas

COUNTY OF Dallas

On this 28th day of July, 20 22, before me personally appeared Velma C. Williams, 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. Identified via Drivers License

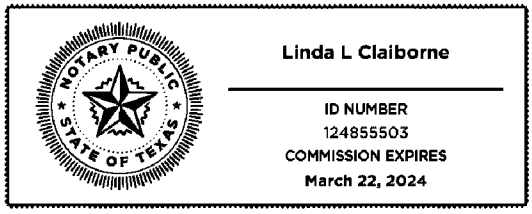
Linda L. Claiborne

Notary Public

Printed Name: Linda L Claiborne

Commission Expires:

03/22/2024



Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 73 Trotwood Down, Brentwood, TN 37027

TAX PARCEL ID/APN (For informational purposes only): 172010A10000CO

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

Lot No. 100 on the Plat of Copperfield Revised of record in Plat Book 6900, Page(s) 555-559, Register's Office for Davidson County, Tennessee; said plat reference is made for a more complete and accurate description.

Being the same property conveyed to Thel H. Morris and wife, Velma C. Williams, as Tenants by the Entirety, from Thel H. Morris and Velma C. Williams, dated July 19, 2001 and recorded July 26, 2001 in Record Book 20010726-0079441, Register's Office for Davidson County, Tennessee.

And the said Thel H. Morris passed away on January 15, 2016, whereby Velma C. Williams is sole owner of the property as being the surviving tenant by the entireties.

Parcel No. 172-01-0A-100.00-000

Address: 73 Trotwood Down, Brentwood TN 37027

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 621,500.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 28th 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:

73 Trotwood Down, Brentwood, TN 37027

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 07/28/2022 (date of document).

Kayla Short

Affiant Signature

07/28/2022

Date

State of Georgia

County of Gwinnett

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

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

