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

Karen Johnson Davidson County
Batch# 900715 DEEDWARR
08/09/2022 10:42:30 AM 5 pgs
Fees: $28.00 Taxes: $1,683.50
20220809-0090416

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: 126-15-0A-301.00

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,

Terry L Hodges and Susan L Hodges, 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 4th day of August, 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.

Terry L Hodges

Terry L Hodges

Susan L Hodges

Susan L Hodges

STATE OF Texas

COUNTY OF Kaufman

On this 4th day of August, 20 22, before me personally appeared _____, 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.

Rickey Williams II

Notary Public , State of Texas

Printed Name: Rickey Williams II

Commission Expires:

04/23/2023

NOTARY PUBLIC STATE OF TEXAS

RICKEY WILLIAMS II

ID NUMBER
131984664
COMMISSION EXPIRES
APRIL 23, 2023

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 $455,000.00

AFFIANT

Subscribed and sworn to before me, this 5th day of august, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

1009 Valley Cove Court, Nashville, TN 37221 (Davidson

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1009 Valley Cove Court, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 126-15-0A-301.00

Being Lot 3, on the Plan of Final Plat, Boone Trace, Section 8, Phase 1, Beautiful Valley Drive at Settler's Way, of record as Instrument Number 20031210-0177241, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry L Hodges and Susan L Hodges, husband and wife by Warranty Deed from NVR, Inc. t/a Fox Ridge Homes, dated March 30, 2004 and recorded April 2, 2004 in Instrument No. 20040402-0037702 Register's Office for 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 8/5/22 (date of document).

Kayla Short
Affiant Signature

8/5/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 5th day of august, 20 22,

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