Karen Johnson Davidson County
Batch# 904366 DEEDWARR
08/17/2022 10:15:30 AM 5 pgs
Fees: $28.00 Taxes: $1,162.54
20220817-0093140

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: 060 11 0A 022 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,

Demetrus Ringer, an unmarried person

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 17th day of August, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Demetrus Ringer ✔

Demetrus Ringer

STATE OF Florida

COUNTY OF Seminole County

On this 17th day of August, 2022, before me personally appeared Demetrus Ringer, 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.

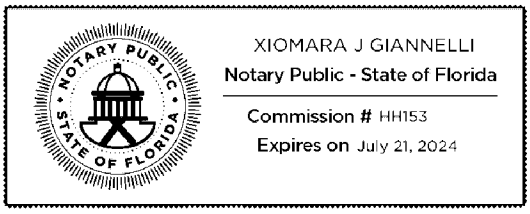
Type of Identification produced: Tenessee Driver License

Notary Public

Printed Name: Xiomara J Giannelli

Commission Expires:

07/21/2024



Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 305 Burlwood Court, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 060 11 0A 022 00

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Pine Ridge, Section Three, a Planned Unit Development, as of record in Plat Book 6900, Page 660, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Demetrus Ringer, unmarried person by Warranty deed from Southtrust Bank, National Association of record in Book 10996, page 665, Register's Office for Davidson County, Tennessee, dated June 18, 1998 and recorded on June 29, 1998. (Value or consideration shown in aforementioned deed $65,000.00.) Being also known as 305 Burlwood Court Nashville, Tennessee 37207.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 314,200.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 17th day of August, 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:

305 Burlwood Court, Nashville, TN 37207

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 08/17/2022 (date of document).

Kayla Short

Affiant Signature

08/17/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 17th day of August, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

STATE OF GEORGIA NOTARY PUBLIC