Karen Johnson Davidson County
Batch# 906763 DEEDWARR
08/23/2022 01:55:30 PM 5 pgs
Fees: $28.00 Taxes: $1,597.29
20220823-0095235

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: 143-06-0A-021-00

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,

Beverly Marie Herbert , an unmarried woman

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 22 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.

Beverly Marie Herbert

STATE OF TENNESSEE

COUNTY OF Davidson

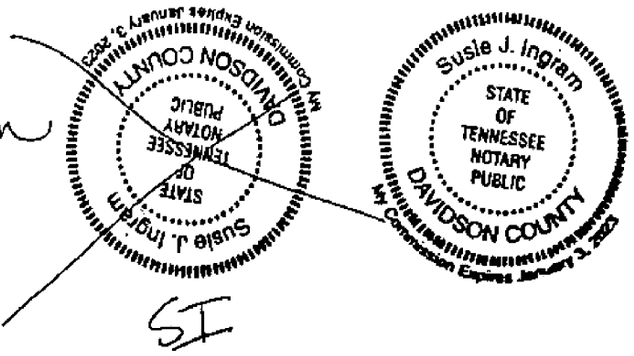
On this 22 day of August, 2022, before me personally appeared Beverly Marie Herbert, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Susie J Ingram

Commission Expires:

01/03/2023



SI

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 431,700.00

AFFIANT

Subscribed and sworn to before me, this 22ND day of AUGUST, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
305 Harpeth Ridge Drive, Nashville, TN 37221 (Davidson)

EXHIBIT A

For Information purposes only - Street Address: 305 Harpeth Ridge Drive, Nashville, TN 37221

County: Davidson

File Number: 476666

Tax Parcel ID/APN: 143-06-0A-021-00

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Harpeth Trace Estates, Phase 1, of record in Book 5200, Page 125, Register's Office for Davidson County, Tennessee.

Said Lot 21, fronts 65.1 feet on the broken, easterly margin of Harpeth Ridge Drive and extends back 105.4 feet on the northerly line and 123.3 feet on the southerly line to a dead line in the rear, measuring 55.0 feet thereon.

Being the same property conveyed to Beverly Marie Herbert by the deed dated July 2, 1997 and recorded July 3, 1997 in Book 10518, Page 597, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to by Warranty Deed from of record in Deed in the 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 8/22/22 (date of document).

Kayla Short
Affiant Signature

8/22/22
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 22ND day of AUGUST, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

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