Karen Johnson Davidson County
Batch# 923035 DEEDWARR
09/29/2022 10:36:30 AM 6 pgs
Fees: $33.00 Taxes: $1,551.41
20220929-0107574

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: 135100C09100CO

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,

James Robinson and Wife, Rhonda Coleman-Robinson

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

James Robinson

~~Rhonda Coleman-Robinson~~ TS

STATE OF TENNESSEE

COUNTY OF Davidson

On this 22 day of September, 2022, before me personally appeared James Robinson, 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.

Tanya Stafford

Notary Public

Printed Name: Tanya Stafford

Commission Expires:

2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 September, 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.

James Robinson

Rhonda Coleman-Robinson

Rhonda Coleman-Robinson

STATE OF TENNESSEE

COUNTY OF Davidson

~~On this~~ 22 day of September, 20 22, before me personally appeared Rhonda Coleman-Robinson, 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.

Susie J Ingram

Notary Public

Printed Name: Susie J Ingram

Commission Expires:

01/03/2023

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

EXHIBIT A

Legal Description

STREET ADDRESS: 3125 Deercreek Trail South, Nashville, TN 37217

COUNTY: Davidson

CLIENT CODE: 470320

TAX PARCEL ID/APN: 135100C09100CO

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

Land in Davidson County, Tennessee, being Lot No. 85 on the Final Plat of Ransom Park, Section Four of record in Instrument No. 20040323-0032419, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to James Robinson and wife, Rhonda Coleman-Robinson, from James Robinson, dated September 6, 2017 and recorded September 26, 2017 in Instrument No. 20170926-0098457, Register's Office for Davidson County, Tennessee.

Parcel No. 135-10-0C-091.00-000

Address: 3125 Deercreek Trail South, Nashville TN 37217

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

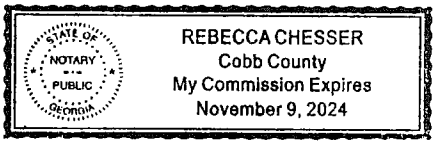
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $419,300.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 22nd day of September, 20 22.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:
3125 Deercreek Trail South, Nashville, TN 37217

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 September 22, 2022 (date of document).

Kayla Short
Affiant Signature

9/22/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 22nd day of September, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

