Karen Johnson Davidson County
Batch# 930652 DEEDWARR
10/17/2022 03:56:30 PM 5 pgs
Fees: $28.00 Taxes: $813.26
20221017-0113451

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: 096-16-0-200-00

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,

Lee Fleming, joined by his wife Jordan Marie Fleming

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 12th day of October, 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.

Lee Fleming

Lee Fleming

Jordan Marie Fleming

Jordan Marie Fleming

STATE OF Texas

Document: Warranty Deed

COUNTY OF Dallas

On this 12th day of October, 20 22, before me personally appeared Lee Fleming and Jordan Marie Fleming, 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.

Talia J. Brown

Notary Public

Printed Name: Talia J Brown

Commission Expires:

09/22/2024

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS

Talia J Brown

ID NUMBER
13269078-3
COMMISSION EXPIRES
September 22, 2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3301 Percy Priest Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 096-16-0-200-00

Being Lot No. 251-B, Zone Lot Division of Lots 248, 249, 250, 251, 252 & 253, Section 3, Larchwood
as of record in Plat Book 5200, Page 540 and amended in Plat Book 6250, Page 524, Register's Office
for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and
accurate legal description thereof.

Being the same property conveyed to Lee J. Fleming, a single man, by Warranty Deed from Dale Moore, married and Dax Moore, unmarried, dated August 15, 2007 and recorded August 17, 2007 in Instrument No. 20070817-0098475, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 219,800.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 12th day of October, 20 22.

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:
3301 Percy Priest Drive, Nashville, TN 37214

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 10/12/2022 (date of document).

Kayla Short

Affiant Signature

10/12/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 12th day of October, 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