Karen Johnson Davidson County
Batch# 933822 DEEDWARR
10/26/2022 11:25:30 AM 5 pgs
Fees: $28.00 Taxes: $987.53
20221026-0115985

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: 108-16-0-154.00

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,

Zachary Gray Ellsworth , an unmarried man

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

Zachary Gray Ellsworth

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24 day of October, 2022, before me personally appeared Zachary Gray Ellsworth, 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.

Nashon Fondren

Notary Public

Printed Name: Nashon Fondren

Commission Expires:

01/08/2024

01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

STREET ADDRESS: 3268 Priest Woods Drive, Nashville, TN 37214

COUNTY: Davidson

CLIENT CODE: 489627

TAX PARCEL ID/APN: 108-16-0-154.00

Land in Davidson County, Tennessee, known as Lot 13B, shown on the Plan of Percy Priest Woods, Zone Lot Division Lots 13, 15, 16, 17, 18, 19, Section One, as of record in Book 5200, page 607, Register's Office for Davidson County, Tennessee, and described according to a survey of Stanford and Associates, dated August 24, 1983, as follows:

Beginning at a point in the easterly boundary of Priest Woods Drive, the common boundary of Lots 13 and Lots 14, Percy Priest Woods; thence in an easterly direction 105 feet to a point; thence in a northerly direction between Lots 12 and 13, 41.8 feet to a point; thence, in a westerly direction 105 feet to a point in the easterly boundary of Priest Woods Drive; thence in a southerly direction 41.8 feet to the point of beginning.

Being the same property conveyed to Zachary Gray Ellsworth, unmarried man, by Warranty Deed from Christine Irene Watkins, now known as Christina Watkins Culpepper, a married woman and her spouse, John R. Culpepper, II, dated August 14, 2019 and recorded August 16, 2019 in Instrument No. 20190816-0082129, Register's Office for Davidson County, Tennessee.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Real Property Records of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

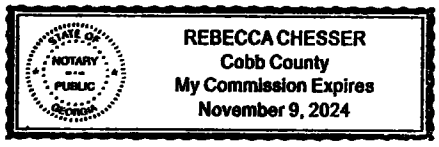
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $266,900.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 25th day of October, 2022.

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



Property address:
3268 Priest Woods 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 October 25, 2022 (date of document).

Kayla Short

Affiant Signature

10/25/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 25th day of October, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

