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

Karen Johnson Davidson County
Batch# 934155 DEEDWARR
10/27/2022 12:54:30 PM 5 pgs
Fees: $28.00 Taxes: $1,370.11
20221027-0116431

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: 090 08 0 047.00

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,

**Alaysa Jo Appell a married woman f/k/a Alaysa Harbaugh an unmarried woman , joined by her husband Ryan Joseph Appell**

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 26th 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.

Alaysa Jo Appell F/K/A Alaysa Harbaugh

Alaysa Jo Appell f/k/a Alaysa Harbaugh

Ryan Joseph Appell

Ryan Joseph Appell

STATE OF Texas

COUNTY OF Harris

On this 26th day of October 2022, 20 _____, before me personally appeared Alaysa Jo Appell fka Alaysa Harbaugh and Ryan Joseph Appell, 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: Zahra Daniels

Notary Public, State of Texas

Commission Expires:

08/03/2024

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS

Zahra Daniels

ID NUMBER
132602432
COMMISSION EXPIRES
August 3, 2024

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 6402 Frisco Avenue, Nashville, TN 37209

TAX PARCEL ID/APN (For informational purposes only): 090 08 0 047.00

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

Land in Davidson County, Tennessee, being Lot No. 3 on Plan of West Nashville Annex, Resubdivision of Lots 21, 22, 39, 40, 41 of record in Plat Book 3106, Page 25, 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 Alaysa Harbaugh, unmarried woman, from Tiffany Marie Adams, unmarried, dated May 27, 2020 and recorded June 9, 2020 in Instrument No. 20200609-0058750, 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 $ 370,300.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 26th day of October, 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: 6402 Frisco Avenue, Nashville, TN 37209

## 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 10/26/2022 (date of document).

Kayla Short

Affiant Signature

10/26/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 26th day of October, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

