Karen Johnson Davidson County
Batch# 936149 DEEDWARR
11/01/2022 08:59:30 AM 5 pgs
Fees: $28.00 Taxes: $1,279.83
20221101-0117698

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: 08410002200

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,

Phillip W. Massey, as Executor of the Estate of Margaret C. Massey, Probate Case No: 22P1256

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

Phillip W Massey

Phillip W. Massey

STATE OF TENNESSEE

COUNTY OF Wilson

~~On~~ this 28 day of October, 2022, before me personally appeared Phillip W. Massey, 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.

Irene A Wade

Notary Public

Printed Name: Irene A Wade

Commission Expires:

11-6-2023

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

STREET ADDRESS: 2207 Maplecrest Drive, Nashville, TN 37214

COUNTY: Davidson

CLIENT CODE: 466821

TAX PARCEL ID/APN: 08410002200

Land in Davidson County, Tennessee, being Lot No. 55 on the Map of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot 55 fronts 65 feet on the westerly side of Maplecrest Drive and runs back between lines 182 feet on the northerly line and 185 feet on the southerly line to the right-of-way of the Tennessee Central Railroad on which it measures 116 feet.

Being the same property conveyed to Walter B. Massey and wife, Margaret C. Massey by deed from R.R. Mincey and wife, Mariam Mincey, dated February 27, 1953 and recorded March 8, 1953 in Book 2137, Page 360, 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)

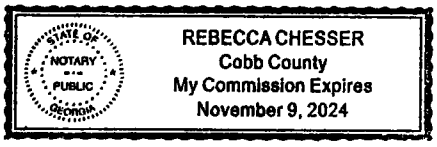
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 345,900.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 31st day of October, 20 22.

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



Property address:
2207 Maplecrest 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 28, 2022 (date of document).

Kayla Short
Affiant Signature

10/31/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 31st day of October, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

