Karen Johnson Davidson County
Batch# 936150 DEEDWARR
11/01/2022 08:59:30 AM 5 pgs
Fees: $28.00 Taxes: $1,017.87
20221101-0117699

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: 086-12-0-018-00

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,

Michael James Foster and Tyne Foster , husband and wife, who acquired title as Michael James Foster, a single person and Tyne Beasley, a single person

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 31st 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.

Michael James Foster

Michael James Foster

Tyne Foster

Tyne Foster

STATE OF Texas

COUNTY OF Blanco

On this 31st day of October, 20 22, before me personally appeared Tyne Foster & Michael James Foster, 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.

Danny Steven Batts II

Notary Public

Printed Name: Danny Steven Batts II

Commission Expires:

04/14/2025

NOTARY PUBLIC STATE OF TEXAS

Danny Steven Batts II

ID NUMBER
124223713
COMMISSION EXPIRES
April 14, 2025

Notarized online using audio-video communication

Notarized online using audio-video communication

EXHIBIT A

Legal Description

STREET ADDRESS: 433 Rockwood Drive, Hermitage, TN 37076

COUNTY: Davidson

CLIENT CODE: 476651

TAX PARCEL ID/APN: 086-12-0-018-00

Land in. Davidson County, Tennessee, being Lot No. 11 on the Plan of Hermitage Woods, Section Three, of record in Plat Book 5050, Page 109, and Page 110, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed Michael James Foster, a single person and Tyne Beasley, a single person, by Warranty Deed from Leah Holt, dated October 2, 2015, and recorded October 6, 2015 in Instrument No. 20151006-0101594, 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)

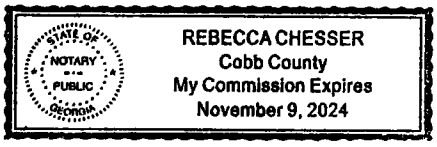
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 275,100.00

Kayla Hunt
AFFIANT

Subscribed and sworn to before me, this 31st day of October, 2022.

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



Property address:
433 Rockwood Drive, Hermitage, TN 37076

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 31, 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)

