Karen Johnson Davidson County
Batch# 945871 DEEDWARR
11/30/2022 09:37:30 AM 5 pgs
Fees: $28.00 Taxes: $1,668.70
20221130-0125319

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: 172-03-0B-072-00CO

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,

Donna Carson, an unmarried woman,

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 28th day of November, 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.

Donna Carson

Donna Carson

STATE OF Florida

COUNTY OF Broward

On this 28th day of November, 20 22, before me personally appeared Donna Carson ID Produced Driver License, 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.

Chauncey Miller

Notary Public

Printed Name: Chauncey Miller

Commission Expires:

05/16/2025

CHAUNCEY MILLER
Notary Public - State of Florida
Commission # HH 129765
Expires on May 16, 2025

Notarized online using audio-video communication

EXHIBIT A

Legal Description

STREET ADDRESS: 676 Magnolia Lane, Nashville, TN 37211

COUNTY: Davidson

CLIENT CODE: 496455

TAX PARCEL ID/APN: 172-03-0B-072-00CO

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 72 ON THE PLAN OF THE WOODLANDS, PHASE 2, OF RECORD IN BOOK 6900, PAGE 635, REGISTER'S OFFICE FOR SAID COUNTY.

Being the same property conveyed from RICHTER DIAL BUILDERS, INC., A TENNESSEE CORPORATION to SCOTT H. CARSON AND DONNA CARSON, HUSBAND AND WIFE, dated November 19, 1992 and recorded November 20, 1992, in Book 8792, Page 8, Register's Office for Davidson County, Tennessee.

THE SAID SCOTT H. CARSON PASSED AWAY ON DECEMBER 4TH, 2020, Death certificate attached to Affidavit of Facts of Surviving Tenant, recorded October 12, 2021 in Instrument No. 20211012-0136962, 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)

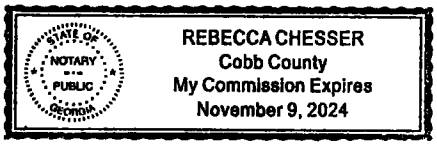
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $451,000.00

Kayla Hunt
AFFIANT

Subscribed and sworn to before me, this 28th day of November, 20 22.

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



Property address:
676 Magnolia Lane, Nashville, TN 37211

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 November 28, 2022 (date of document).

Kayla Short
Affiant Signature

11/28/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 28th day of November, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

