Karen Johnson Davidson County
Batch# 945887 DEEDWARR
11/30/2022 10:29:30 AM 5 pgs
Fees: $28.00 Taxes: $2,418.32
20221130-0125337

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: 155-15-0A-095.00

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,

Steven Sabados II and Michelle Sabados, husband and wife

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 29th 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.

Steven Sabados II

Steven Sabados II

Michelle Sabados

Michelle Sabados

STATE OF Texas

COUNTY OF Montgomery

On this 29th day of November, 20 22, before me personally appeared Steven Sabados II and Michelle Sabados, 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.

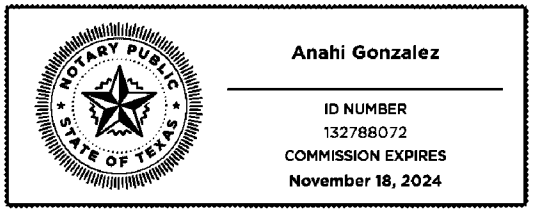
Anahi Gonzalez

Notary Public, State of Texas

Printed Name: Anahi Gonzalez

Commission Expires:

11/18/2024



Notarized online using audio-video communication

EXHIBIT A

Legal Description

STREET ADDRESS: 5200 Beech Ridge Road, Nashville, TN 37221

COUNTY: Davidson

CLIENT CODE: 456693

TAX PARCEL ID/APN: 155-15-0A-095.00

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 95 ON THE PLAN OF STONEMEADE SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 7900, PAGE 525, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO STEVEN SABADOS II AND MICHELLE SABADOS, HUSBAND AND WIFE BY DEED FROM STEVEN SABADOSII AND MICHELLE BANKS N/K/A MICHELLE SABADOS, WHO ARE CURRENTLY HUSBAND AND WIFE, DATED 1/20/2010 AND RECORDED 2/01/2010 IN INSTRUMENT NO. 20100201-0007867.

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)

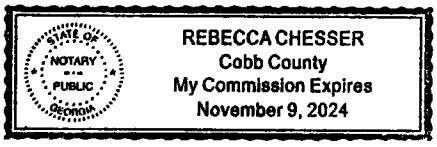
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 653,600.00

Kayla Hunt
AFFIANT

Subscribed and sworn to before me, this 29th day of November, 2022.

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



Property address:
5200 Beech Ridge Road, Nashville, TN 37221

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 29, 2022 (date of document).

Kayla Short
Affiant Signature

11/29/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 29th day of November, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

