Karen Johnson Davidson County
Batch# 950842 DEEDWARR
12/13/2022 10:23:30 AM 5 pgs
Fees: $28.00 Taxes: $1,113.70
20221213-0129217

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: 075 08 0 192.00

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,

Donald F Darden and Janet S Darden, 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 8 day of December, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Donald F Darden

Janet S Darden

STATE OF TENNESSEE

COUNTY OF Wilson

On this 8 day of December, 20 22, before me personally appeared **Donald F Darden and Janet S Darden**, 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 / TN

Printed Name: Norman Kantrowitz

Commission Expires:

4/23/2024

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

EXHIBIT A

Legal Description

STREET ADDRESS: 709 Dutchmans Court, Hermitage, TN 37076

COUNTY: Davidson

CLIENT CODE: 497976

TAX PARCEL ID/APN: 075 08 0 192.00

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

Being Lot No. 158 on the Map of Highlands of Tulip Grove, Section 3, as of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald F. Darden and Janet S. Darden, husband and wife, from Randolph A. Nations and wife, Camille O. Nations, dated December 31, 1997 and recorded January 5, 1998, in Book 10745, Page 850, 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)

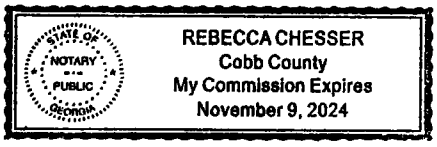
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $301,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 9th day of December, 20 22.

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



Property address:
709 Dutchmans Court, 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 December 8, 2022 (date of document).

Kayla Short
Affiant Signature

12/9/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 9th day of December, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

