Karen Johnson Davidson County
Batch# 953227 DEEDWARR
12/19/2022 02:18:30 PM 5 pgs
Fees: $28.00 Taxes: $1,735.30
20221219-0131088

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: 049 10 0A 059.00CO

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,

Alana M. Humphries , 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 14th day of December, 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.

Alana M. Humphries

Alana M. Humphries

STATE OF Nevada

COUNTY OF CLARK

On this 14th day of December, 20 22, before me personally appeared Alana M. Humphries, 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.

Mahaalyel Hughes

Notary Public

Printed Name: MAHAALYEL HUGHES

Commission Expires:

08/25/2023

MAHAALYEL HUGHES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 19-3464-01
Expires August 25, 2023

Notarial act performed by audio-video communication.

EXHIBIT A

Legal Description

STREET ADDRESS: 466 Parmley Lane, Nashville, TN 37207

COUNTY: Davidson

CLIENT CODE: 491496

TAX PARCEL ID/APN: 049 10 0A 059.00CO

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

Land in Davidson County, Tennessee, being Lot No. 59 on the Final Plat of Parmley Cove, Phase III, RS10 Cluster Lot Subdivision, of record in Instrument No. 20160913-0096212, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alana M. Humphries, an unmarried woman, from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated September 29, 2017 and recorded October 2, 2017 in Instrument No. 20171002-0100301, 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)

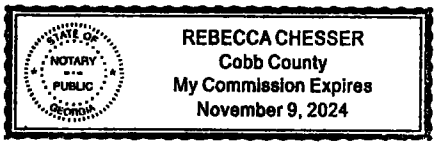
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $469,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 15th day of December, 20 22.

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



Property address:
466 Parmley Lane, Nashville, TN 37207

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 14, 2022 (date of document).

Kayla Short

Affiant Signature

12/15/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 15th day of December, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

