Karen Johnson Davidson County
Batch# 963940 DEEDWARR
01/24/2023 10:29:30 AM 5 pgs
Fees: $28.00 Taxes: $1,570.28
20230124-0005344

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: 172040A09300CO

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,

Emad Ragheb, now joined by his wife, Maggie S. Ragheb,

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 19 day of January, 20 23, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Emad Ragheb

Maggie S. Ragheb

STATE OF TENNESSEE

COUNTY OF Davidson

On this 19 day of January, 20 23, before me personally appeared **Emah Regheb and Maggie S. Ragheb**, 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.

LaTonya S Smith

Notary Public

Printed Name: LaTonya S Smith

Commission Expires:

8/27/23



EXHIBIT A

Legal Description

STREET ADDRESS: 217 Payson Court, Nashville, TN 37211

COUNTY: Davidson

CLIENT CODE: 501190

TAX PARCEL ID/APN: 172040A09300CO

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Phase Three Highlands of Brentwood (Formerly Brentwood Highlands) of record in Plat at Instrument No. 20010920-0101749, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emad G. Ragheb, an unmarried man, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services (FAACS) of record in Instrument No. 20080915-0093976, Register's Office for Davidson County, Tennessee, dated August 18, 2008 and recorded on September 15, 2008.

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)

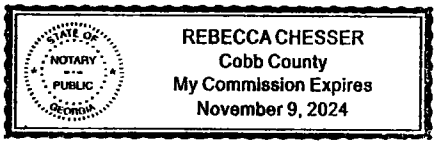
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 424,400.00

Kayla Hunt
AFFIANT

Subscribed and sworn to before me, this 20th day of January, 20 23.

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



Property address:
217 Payson Court, 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 January 19, 2023 (date of document).

Kayla Short

Affiant Signature

1/20/2023

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 20th day of January, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

