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

Karen Johnson Davidson County
Batch# 964137 DEEDWARR
01/25/2023 08:34:30 AM 5 pgs
Fees: $28.00 Taxes: $1,242.83
20230125-0005593

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: 087-05-0A-151-00CO

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,

Emilia Meredith Baird, a single woman, who acquired title as Emilia Meredith Smith, a single 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 20th 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.

Emilia Meredith Baird f/k/a Emilia Meredith Smith

Emilia Meredith Baird f/k/a Emilia Meredith Smith

STATE OF Texas

COUNTY OF Bell

On this 20th day of January, 20 23, before me personally appeared ~~XXXXX~~ Emilia Meredith Baird, 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

Printed Name: Hugh Cross

Commission Expires: 09/10/2024

Hugh Cross
ID NUMBER
13266956-6
COMMISSION EXPIRES
September 10, 2024

Notarized online using audio-video communication

EXHIBIT A

Legal Description

STREET ADDRESS: 4041 Farmingham Woods Drive, Hermitage, TN 37076

COUNTY: Davidson

CLIENT CODE: 496380

TAX PARCEL ID/APN: 087-05-0A-151-00CO

Land in Davidson County, Tennessee, being Lot No. 60, on the Plan of Farmingham Woods, Phase IV, as shown on the plat of record in Plat Book 7900, page 555, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Emilia Meredith Smith, a single woman, by deed from Sergio Bustillo and Meredith Bustillo, husband and wife, dated September 18, 2018, recorded September 20, 2018, Instrument No. 2010920-0093392, 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)

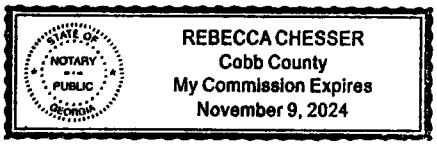
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $335,900.00

Kayla Hunt
AFFIANT

Subscribed and sworn to before me, this 20th day of January, 2023.

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



Property address:
4041 Farmingham Woods Drive, 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 January 20, 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)

