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# 989869 DEEDWARR
04/10/2023 11:32:30 AM 5 pgs
Fees: $28.00 Taxes: $1,427.46
20230410-0025726

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: 087010B02200CO

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,

Christina L. Conroy, 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 7th day of April, 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.

Christina L. Conroy

Christina L. Conroy

STATE OF Florida

COUNTY OF Lake

On this 7th day of April, 20 23, before me personally appeared Christina L. Conroy, 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.

Christina L. Conroy produced Driver License as identification.

Carl D Scott

Notary Public

Printed Name: Carl D Scott

Commission Expires: 05/11/2024

CARL D SCOTT
Notary Public - State of Florida
Commission # GG986875
Expires on May 11, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2173 Christina Court, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 087010B02200CO

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Monticello Subdivision as shown on plat of record in Plat at Instrument No. 20060417-0043313, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christina L. Conroy by Warranty deed from David M. Fry of record in Instrument No. 20161122-0122959 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 22, 2016.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 385,800.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 7TH day of APRIL, 2023.

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

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
2173 CHRISTINA 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 04-07-2023 (date of document).

Kayla Short

Affiant Signature

04-07-2023

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 7TH day of APRIL, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

