Karen Johnson Davidson County
Batch# 1004287 DEEDWARR
05/17/2023 11:28:30 AM 5 pgs
Fees: $28.00 Taxes: $973.10
20230517-0036954

Recordation Requested By/Return to:
OS NATIONAL LLC
3097 SATELLITE BLVD, STE 200
DULUTH, GA 30096
File No. 507674

This Instrument Prepared By:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
OPENDOOR PROPERTY TRUST I	OPENDOOR PROPERTY TRUST I	052130B12100CO
410 N. SCOTTSDALE RD., STE 1600 TEMPE, AZ 85281	410 N. SCOTTSDALE RD., STE 1600 TEMPE, AZ 85281	

This Deed executed this 9th day of May 2023, for good consideration, I (We) **TRACY L. ALEXANDER, AN UNMARRIED WOMAN** whose mailing address is 1932 10TH AVENUE NW , ARDMORE , TN 73401, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N. SCOTTSDALE RD., STE 1600, TEMPE, AZ 85281, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 2, of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tracy L. Alexander, unmarried by Warranty deed from Fox Ridge Homes, Inc of record in Book 11565, page 312, Register's Office for Davidson County, Tennessee, dated June 24, 1999 and recorded on July 9, 1999.

APN: 052130B12100CO
Property Address: 2363 BENAY ROAD, NASHVILLE, TN 37214
This instrument was prepared without the benefit of a title examination.

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.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantors this 9th day of May, 20 23.

Tracy L. Alexander

TRACY L. ALEXANDER

STATE OF Texas)
) SS.
COUNTY OF Bell)

On this 9th day of May, 2023, before me personally appeared **TRACY L. ALEXANDER** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

NOTARY PUBLIC STATE OF TEXAS

RASHID RAUF

ID NUMBER
133354378
COMMISSION EXPIRES
September 27, 2025

Rashid Rauf

Notary Public
My Commission Expires: 09/27/2025

Notarized online using audio-video communication

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 263,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF GA

COUNTY OF Gwinnett

Sworn to before me this 9th day of May, 2023.

Notary Public
My Commission Expires:

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property address:
2363 Benay Road, Nashville, TN 37214

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, 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 May 9th, 2023 (date of document).

Robynn Miller

Affiant Signature

05/09/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 9th day of May, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024