Karen Johnson Davidson County
Batch# 1021751 DEEDWARR
06/30/2023 03:50:30 PM 5 pgs
Fees: $28.00 Taxes: $1,326.82
20230630-0050378

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: 06100002401

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,

Sadie Ellen Varley , an unmarried person

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.

In witness whereof, the undersigned signature(s) hereto this 29 day of June, 2023.

Sadie Ellen Varley

Sadie Ellen Varley

STATE OF Florida

COUNTY OF Alachua

On this 29th day of June, 20 23, before me personally appeared Sadie Ellen Varley who produced a TN driver license, 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: Vanessa Frazier

VANESSA FRAZIER
Notary Public - State of Florida
Commission # HH 320404
Expires on November 7, 2026

Commission Expires:

11/07/2026

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 601 Ben Allen Road, Nashville, TN 37216

TAX PARCEL ID/APN (For informational purposes only): 06100002401

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN B. KOHL, III, SURVEYOR DATED SEPTEMBER 22, 1980, AS FOLLOWS:

BEGINNING IN THE EASTERLY MARGIN OF BEN ALLEN ROAD, 637 FEET FROM THE CORNER OF LOT 246, MAPLEWOOD HEIGHTS SUBDIVISION OF RECORD IN BOOK 547, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY; THENCE RUNNING NORTH 17 DEGREES 45 MINUTES WEST 50 FEET; THENCE NORTH 72 DEGREES 15 MINUTES EAST 400 FEET; THENCE SOUTH 17 DEGREES 45 MINUTES EAST 50 FEET; THENCE SOUTH 72 DEGREES 15 MINUTES WEST 400 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Sadie Ellen Varley, single woman by Warranty Deed from Ronnie Bass and Kerri Bass, husband and wife of record in Instrument No. 20210310-0031214 Register's Office for Davidson County, Tennessee, dated March 5, 2021 and recorded on March 10, 2021.

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 $ 358,600.00 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 29th day of June, 2023.

Notary Public
My Commission Expires:

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

Property Address: 601 Ben Allen Rd, Nashville, TN 37216

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 6/29/2023 (date of document).

Affiant Signature

6/29/2023
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 29th day of June, 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