Karen Johnson Davidson County
Batch# 1023605 DEEDWARR
07/07/2023 10:25:30 AM 5 pgs
Fees: $28.00 Taxes: $1,224.70
20230707-0051981

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: 09713001500

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,

Lou Ann Hughes, a widow

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 30th day of June, 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.

Lou Ann Hughes

Lou Ann Hughes

STATE OF Texas

COUNTY OF Bell

On this 30 day of June, 20 23, before me personally appeared Lou Ann Hughes, 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.

Hugh Cross

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

MORE COMMONLY KNOWN AS: 112 Needles Court, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 09713001500

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Larchwood, Section Two of record in Plat Book 5200, Page (s) 57, through 59, inclusive being revised in Plat Book 5200 Page (s) 207 and 208, 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 Wayne L. Hughes and wife, Mary D. Hughes as tenants by the entirety by Warranty Deed from Frank C. Batson and wife, Judy W. Batson of record in Book 5945, page 837, Register's Office for Davidson County, Tennessee, dated September 21, 1982 and recorded on October 05, 1982.

Mary D. Hughes predeceased Wayne L. Hughes, leaving him as surviving tenant by the entirety.

Wayne L. Hughes died testate on June 21, 2018 and devised his entire interest in the subject property to spouse, Lou Ann Hughes, in accordance with his Last Will and Testament duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), bearing Docket No. 18P1321.

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 $ 331,000.00 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 30th day of June, 20 23.

Notary Public
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

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 6/30/23 (date of document).

Affiant Signature

6/30/23

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 30th 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