Karen Johnson Davidson County
Batch# 1027216 DEEDWARR
07/18/2023 10:16:30 AM 5 pgs
Fees: $28.00 Taxes: $1,428.57
20230718-0055114

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: 161 02 0165.00

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,

Charles Shrader and Krystal Romo, husband and wife

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 16th day of July, 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.

Charles Shrader

Charles Shrader

Krystal Romo

Krystal Romo

STATE OF Nevada

COUNTY OF Clark

On this 16th day of July, 20 23, before me personally appeared Charles Ryan Shrader & Krystal Romo, 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: Mark A. Braddy

Mark A. Braddy
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 22693701
Expires January 7, 2026

Commission Expires:

01/07/2026

Notarial act performed by audio-video communication.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5052 Meta Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 161 02 0165.00

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section Two, McMurray Place of record in Plat Book 5200, Page 440, 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 Charles Shrader, unmarried by Warranty deed from Elisa D. Snell by Jeffrey Scott Snell, conservator of record in Instrument No. 20031021-0155561 Register's Office for Davidson County, Tennessee, dated October 08, 2003 and recorded on October 21, 2003.

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 $ 386,100.00 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 16TH day of JULY, 20 23.

Notary Public
My Commission Expires:

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

5052 Meta Drive, Nashville, TN 37211

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 7/16/2023 (date of document).

Affiant Signature

7/16/2023
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 16TH day of JULY, 20 23,

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