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# 1045597 DEEDWARR
09/01/2023 01:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,301.29
20230901-0068889

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: 071010A00200CO

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,

Amanda Deshon Crawley F/K/A Amanda Goins , a married 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 31 day of AUGUST, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Amanda Deshon Crawley F/K/A Amanda Goins

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of August, 2023, before me personally appeared Amanda Deshon Crawley F/K/A Amanda Goins, 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: Jessica Cammock

Commission Expires:

11/06/2024

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 434 Monticello Street, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 071010A00200CO

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Woods at Monticello, Phase 1, "A Cluster Lot Development" of record in Plat at Instrument No. 20091216-0114519, 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 Amanda D. Goins, an unmarried woman by Warranty deed from Woodbine Community Organization (WCO), Inc., a Tennessee Non-Profit Corporation of record in Instrument No. 20150616-0057439 Register's Office for Davidson County, Tennessee, dated June 10, 2015 and recorded on June 16, 2015.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF Davidson county

The actual consideration (or value, whichever is greater) for this transfer is $351,700.00.

AFFIANT

Subscribed and sworn to before me, this 31st day of August, 2023.

NOTARY PUBLIC
My Commission Expires:
11/06/2024

Property address: 434 Monticello Street, Nashville, TN 37207

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 8/31/2023 (date of document).

Affiant Signature

8/31/2023
Date

State of GA
County of Gwinnett

Sworn to and subscribed before me this 31st day of August, 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