Karen Johnson Davidson County
Batch# 1047125 DEEDWARR
09/07/2023 11:02:30 AM 5 pgs
Fees: $28.00 Taxes: $1,711.99
20230907-0070152

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: 085-12-0A-032-00

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,

Stephen Belew and Michele Belew FKA Michele Austin, 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 1st day of September, 2023.

Stephen Belew

Stephen Belew

Michele Belew fka Michele Austin

Michele Belew fka Michele Austin

STATE OF Virginia

COUNTY OF King William

On this 1st day of September, 2023, before me personally appeared Stephen Belew and Michele Belew fka Michele Austin, 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: Melissa Donovan Mitchell

Commission Expires:

10/31/2025

My Commission Number: 7899517

COMMONWEALTH OF VIRGINIA • ELECTRONIC NOTARY PUBLIC •

Melissa Donovan Mitchell

REGISTRATION NUMBER
7899517
COMMISSION EXPIRES
October 31, 2025

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3253 River Walk Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 085-12-0A-032-00

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Rivers Edge, Section Two, Jackson Downs, Phase Two of record in Plat Book 9700, Page 414, 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 Billy Jody Jones and wife, Michele Jones by Warranty deed from Fox Ridge Homes, Inc of record in Book 11539, page 602, Register's Office for Davidson County, Tennessee, dated June 17, 1999 and recorded on June 23, 1999.

Being the same property conveyed to Michele Jones by Quitclaim deed from Billy Jody Jones of record in Instrument No. 20060106-0002212 Register's Office for Davidson County, Tennessee, dated December 12, 2005 and recorded on January 6, 2006.

Being the same property conveyed to Michele Austin, married by Quitclaim deed from Michele Jones of record in Instrument No. 20100318-0020308 Register's Office for Davidson County, Tennessee, dated March 11, 2010 and recorded on March 18, 2010.

Being the same property conveyed to Stephen Belew and Michele Austin, husband and wife, by Quitclaim deed from Michele Austin, a married woman, of record in Instrument No. 20210222-0020808 Register's Office for Davidson County, Tennessee, dated August 12, 2020 and recorded on February 22, 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 $ 462700.00 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 1st day of Sept, 20 23.

Notary Public
My Commission Expires:

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

Property Address: 3253 River Walk Drive, 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 9/1/2023 (date of document).

Robynn Miller

Affiant Signature

9/1/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 1st day of Sept, 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