Karen Johnson Davidson County
Batch# 1048581 DEEDWARR
09/11/2023 02:48:30 PM 5 pgs
Fees: $28.00 Taxes: $937.21
20230911-0071221

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: 163110D00900CO

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,

Taryn E Porter, an unmarried 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 8th day of September, 2023.

Taryn E Porter

STATE OF TENNESSEE

COUNTY OF Williamson

On this 8 day of September, 20 23, before me personally appeared Taryn E. Porter, 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: Karlita Zirker

Commission Expires:

1-17-2027

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/17/2027

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2962 Baby Ruth Lane, Unit 9, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 163110D00900CO

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of Hickory Place Townhouses of record in Plat Book 11190, page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hickory Place Townhouses, a horizontal property regime established by Master Deed of record in Book 11468, page 921, amended in Book 11479, page 822, Book 11, and re-recorded in Book 11642, page 255, said Register's Office.

Being the same property conveyed to Taryn E. Porter, an unmarried woman by Warranty deed from James A. Paszalek, an unmarried man of record in Instrument No. 20170316-0025731 Register's Office for Davidson County, Tennessee, dated March 15, 2017 and recorded on March 16, 2017.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF ~~Davidson county~~ Williamson TN

The actual consideration (or value, whichever is greater) for this transfer is $253,300.00.

AFFIANT

Subscribed and sworn to before me, this 8 day of September, 2023.

NOTARY PUBLIC

My Commission Expires:

1-17-2027

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/17/2027

Property address: 2962 Baby Ruth Lane, Unit 9, Antioch, TN 37013

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 9/8/2023 (date of document).

Robynn Miller
Affiant Signature

9/8/2023
Date

State of GA
County of Gwinnett

Sworn to and subscribed before me this 8th day of September, 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