Karen Johnson Davidson County
Batch# 1060641 DEEDWARR
10/13/2023 03:59:30 PM 5 pgs
Fees: $28.00 Taxes: $1,105.19
20231013-0080603

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 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85288

Map parcel number: 073-16-0A-139-00

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,

Eileen Mary Hurt , a single woman and Barry G. Hurt , a single man

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 12th day of October, 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.

Eileen Mary Hurt

Eileen Mary Hurt

Barry G. Hurt

WASHINGTON TLJ

STATE OF ~~TENNESSEE~~

COUNTY OF KING

On this 12th day of OCTOBER, 20 23, before me personally appeared EILEEN MARY HURT and BARRY G. HURT, 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.

Tracie L. Jones

Notary Public

Printed Name: TRACIE L. JONES

Commission Expires:

08.14.2024

★ TRACIE L JONES ★
NOTARY PUBLIC ★ 20109459
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 14, 2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 139 Cumberland Trace, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 073-16-0A-139-00

Land in Davidson County, Tennessee, being Unit No. 139 on the Plan of Cumberland Trace of record in Plat Book 5200, Page 700, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more particular description.

Being the same property conveyed to Eileen Mary Hurt and Barry G. Hurt by Warranty deed from June S. Bowers, unmarried of record in Instrument No. 20090303-0018742 Register's Office for Davidson County, Tennessee, dated February 23, 2009 and recorded on March 03, 2009.

Being the same property conveyed to Eileen Mary Hurt and Barry G. Hurt, as tenants in common with right of survivorship by Quitclaim deed from Eileen Mary Hurt and Barry G. Hurt of record in Instrument No. 20121120-0106957 Register's Office for Davidson County, Tennessee, dated September 10, 2012 and recorded on November 20, 2012.

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 $ 298,700.00 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 12th day of October, 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: 139 Cumberland Trace, 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 10/12/2023 (date of document).

Affiant Signature

10/12/2023
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 12th day of October, 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