Karen Johnson Davidson County
Batch# 1070341 DEEDWARR
11/13/2023 11:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,310.17
20231113-0088099

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: 16103001900

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,

Mary Sue Brown, 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 9th day of November, 2023.

Mary Sue Brown by Brian Brown, as Attorney in Fact

Mary Sue Brown by Brian Brown, as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Williamson

On this 9th day of November, 2023, before me personally appeared Mary Sue Brown by Brian Brown, as Attorney in Fact, 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: Robert Bonnifield

Commission Expires: JUL 23 2024

ROBERT BONNIFIELD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 526 Brewer Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 16103001900

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Wilkerson Heights, as of record in Book 2900, page 63, Register's Office for said County.

Said Lot No. 11 fronts 133 feet on the northeasterly side of Brewer Drive, and extends back 107 feet on the northwestwardly line and 179.2 feet on the southeasterly line, to a deed line which is a broken line on which it measures 185.1 feet thereon.

Being the same property conveyed to William H. Freudenburg and wife Mildred S. Freudenburg by Warranty deed from M. C. Butts and wife Dixie R. Butts of record in Book 3506, page 139, Register's Office for Davidson County, Tennessee, dated February 14, 1963 and recorded on February 19, 1963.

Being the same property conveyed to William H. Freudenburg and wife Dorothy F. Freudenburg by Quitclaim deed from William H. Freudenburg and wife Dorothy F. Freudenburg, as tenants by the entirety of record in Book 8864, page 629, Register's Office for Davidson County, Tennessee, dated February 09, 1993 and recorded on February 12, 1993.

Being the same property conveyed to William H. Fruedenburg and wife, Dorothy F. Fruedenburg by Quitclaim deed from William H. Fruedenburg and wife, Dorothy F. Fruedenburg, as tenants by the entirety of record in Book 8875, Page 988, Register's Office for Davidson County, Tennessee, dated February 26, 1993 and recorded on March 01, 1993.

Being the same property conveyed to Dorothy F. Freudenberg, Trustee of The Dorothy F. Freudenberg Revocable Living Trust dated March 30, 2006 by Warranty deed from Dorothy F. Freudenberg, a single woman of record in Instrument No. 20060410-0041063 and Deed of Correction recorded on April 14, 2009, recorded Instrument No. 20090414-0033573 Register's Office for Davidson County, Tennessee, dated March 06, 2006 and recorded on April 10, 2006.

Being the same property conveyed to Mary Sue Brown by Quitclaim deed from Mary Sue Brown, Trustee of The Dorothy F. Freudenberg Revocable Living Trust dated December 17, 2005 of record in Instrument No. 20090414-0033574 Register's Office for Davidson County, Tennessee, dated April 09, 2009 and recorded on April 14, 2009.

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 $ 354,100.00 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 9th day of November, 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: 526 Brewer 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 11/9/2023 (date of document).

Affiant Signature

11/9/2023
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 9th day of November, 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