Karen Johnson Davidson County
Batch# 1076634 DEEDWARR
11/30/2023 09:03:30 AM 5 pgs
Fees: $28.00 Taxes: $1,881.08
20231130-0092392

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: 156-01-0C-009-00

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,

John Russell McDaniel and Jordyn Taylor McDaniel , 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 22 day of November, 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.

John Russell McDaniel

John Russell McDaniel

Jordyn Taylor McDaniel

Jordyn Taylor McDaniel

STATE OF Virginia

COUNTY OF Dinwiddie

On this 22nd day of November, 20 23, before me personally appeared John Russell McDaniel Jordyn Taylor McDaniel, 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.

Yaminah Lynette Knight 7815930

Notary Public

Printed Name: Yaminah Lynette Knight
Electronic Notary Public

Commission Expires:
03/31/2027

COMMONWEALTH OF VIRGINIA · N · ELECTRONIC NOTARY PUBLIC

Yaminah Lynette Knight

REGISTRATION NUMBER
7815930
COMMISSION EXPIRES
March 31, 2027

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 7441 East Colony Drive, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 156-01-0C-009-00

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Subdivision of East Colony At Riverbend of record in Plat Book 7900, Page 733, 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 John Russell McDaniel and Jordyn Taylor McDaniel, husband and wife by Warranty Deed from Brett C. Mohr and Andrea B. Mohr, husband and wife and Gerald W. Mohr and Anita J. Mohr, husband and wife of record in Instrument No. 20200910-0103282 Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on September 10, 2020.

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 $ 508,400.00 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 22nd day of November, 20 23.

Notary Public
My Commission Expires:

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property Address: 7441 East Colony Drive, Nashville, TN 37221

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 11/22/2023 (date of document).

Affiant Signature

11/22/2023
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 22nd day of November, 20 23,

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