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

Karen Johnson Davidson County
Batch# 1080566 DEEDWARR
12/11/2023 01:36:30 PM 5 pgs
Fees: $28.00 Taxes: $1,071.15
20231211-0095420

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: 136-07-0-072-00

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,

Lettie J Walker, a widow

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 December, 20 23.

Lettie J. Walker, by Tracey W. Johnson as attorney in fact

Lettie J Walker, by Tracey W. Johnson as Attorney In Fact

STATE OF Texas

COUNTY OF Brazoria

On this 8th day of December, 2023, before me personally appeared Lettie J. Walker, by Tracey Walker Johnson 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.

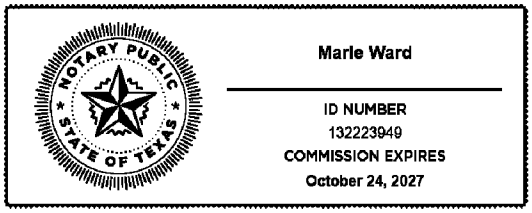
Marie Ward

Notary Public

Printed Name: Marie Ward

Commission Expires:

10/24/2027



Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3807 Lake Aire Drive, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 136-07-0-072-00

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Section Two, Priest Lake Park of record in Plat Book 4175, Pages 56, 57 and 58, 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 William H. Walker and wife, Lettie J. Walker by Warranty Deed from Charles W. Weaver and wife, Joanne L. Weaver of record in Book 6571, page 445, Register's Office for Davidson County, Tennessee, dated May 30, 1985 and recorded on June 03, 1985.

William H. Walker having since died in November of 2018, leaving Lettie J. Walker as the surviving spouse.

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 $ 289,500.00 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 8th day of Dec, 20 23.

Notary Public
My Commission Expires:

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

Property Address: 3807 Lake Aire Drive, Nashville, TN 37217

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 12/8/2023 (date of document).

Robynn Miller

Affiant Signature

12/8/2023

Date

State of GA

County of Gwinnett

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