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# 1087837 DEEDWARR
01/03/2024 09:36:30 AM 7 pgs
Fees: $38.00 Taxes: $922.78
20240103-0000516

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: 06009000300

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,

Mya Foreman, an unmarried person, Rufus W. Forman, an unmarried person, and Rufus E. Foreman, an unmarried person, all as heirs at law of Donna Foreman, deceased,

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 30th day of December, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mya Foreman

Mya Foreman

STATE OF Texas

COUNTY OF Dallas

On this 30th day of December, 20 23, before me personally appeared Mya Foreman, 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.

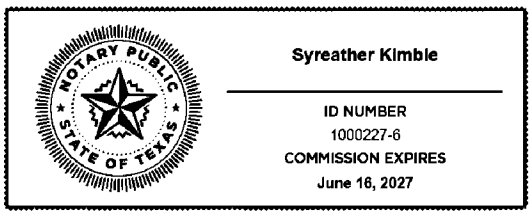
Syreather Kimble

Notary Public

Printed Name: Syreather Kimble

Commission Expires:

06/16/2027



Notarized online using audio-video communication

Witness our hand this 30th day of december, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rufus W Foreman
Rufus W. Foreman

STATE OF Texas

COUNTY OF Dallas

On this 30th day of December, 20 23, before me personally appeared Rufus W Foreman, 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.

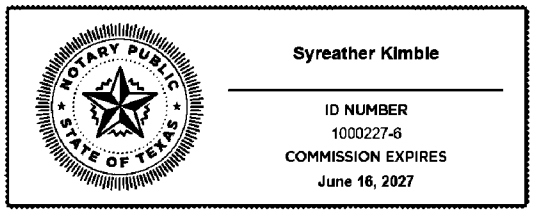
Syreather Kimble

Notary Public

Printed Name: Syreather Kimble

Commission Expires:

06/16/2027



Notarized online using audio-video communication

Witness our hand this 30 day of December, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rufus E Foreman

Rufus E. Foreman

STATE OF Texas

COUNTY OF Dallas

On this 30th day of December, 2023, before me personally appeared Rufus E Foreman, 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.

Syreather Kimble

Notary Public

Printed Name: Syreather Kimble

Commission Expires:

06/16/2027

NOTARY PUBLIC STATE OF TEXAS

Syreather Kimble

ID NUMBER
1000227-6
COMMISSION EXPIRES
June 16, 2027

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2742 Old Matthews Road, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 06009000300

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Trinity Hills Village, Section Two, First Addition of record in Plat Book 4460, Page (s) 45 and 46, 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 J. W. Martin by Warranty Deed from Robert L. Sawyer et ux Shirley M. Sawyer of record in Book 5134, page 475, Register's Office for Davidson County, Tennessee, dated April 07, 1977 and recorded on April 08, 1977.

Being the same property conveyed to Don Edward Mobley and William James Martin, Sr. by Warranty Deed from J. W. Martin of record in Book 5145, page 547, Register's Office for Davidson County, Tennessee, dated May 09, 1977 and recorded on May 10, 1977.

Being the same property conveyed to Renard A. Hirsch, Trustee by Quitclaim Deed from Don Edward Mobley and Don Edward Mobley, Executor, of the Estate of William James Martin, Sr. of record in Instrument No. 20130213-0014585, Register's Office for Davidson County, Tennessee, dated February 12, 2013 and recorded on February 13, 2013 and within the same deed the said Renard A. Hirsch, Trustee conveyed his interest in the subject property to Don Edward Mobley.

Being the same property conveyed to Donna Foreman, a married woman by Executor's Quitclaim Deed from Donna Foreman, Executor of the Estate of Don Edward Mobley of record in Instrument No. 20210416-0051165 Register's Office for Davidson County, Tennessee, dated April 01, 2021 and recorded on April 16, 2021.

Affidavit of Heirship recorded on March 08, 2023 in Instrument No. 20230308-0016715.
The said persons William James Martin, Sr. and Don Edward Mobley and Donna Mobley Foreman having since died.

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 $ 249,400.00 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 30th day of December, 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: 2742 Old Matthews Road, Nashville, TN 37207

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 12/30/2023 (date of document).

Robynn Miller

Affiant Signature

12/30/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 30th day of December, 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