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# 1093213 DEEDWARR
01/24/2024 09:10:30 AM 5 pgs
Fees: $28.00 Taxes: $835.83
20240124-0004580

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: 108080E01100CO

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,

Lyle McCall, 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 22 day of January, 20 24, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lyle McCall

STATE OF TENNESSEE

COUNTY OF Wilson

On this 22 day of January, 20 24, before me personally appeared Lyle McCall, 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: Derek Truelove

Commission Expires:
3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1412 Quail Run, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 108080E01100CO

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 11, Lot No. 64, in a Horizontal Property Regime as shown on the condominiums site plan, Section
3, Phase VI, Quail Valley, as of record in Plat Book 5800, Pages 127 and 128, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lyle McCall et ux Victoria McCall, as tenants by the entirety by Warranty Deed from TennReal Inc. of record in Book 6145, page 181, Register's Office for Davidson County, Tennessee, dated September 23, 1983 and recorded on September 28, 1983.

The said persons Lyle Dewayne McCall and Victoria Ann McCall divorced.

Being the same property conveyed to Lyle McCall by Quitclaim Deed from Victoria Ann McCall of record in Book 9327, page 590, Register's Office for Davidson County, Tennessee, dated April 01, 1994 and recorded on April 29, 1994.

Final Decree recorded on January 14, 1997 in Book 10319, Page 504.

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 $ 225,900.00 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 January, 20 24.

Notary Public
My Commission Expires:

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

Property Address:
1412 Quail Run, 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 January 22nd, 2024 (date of document).

Affiant Signature

01/22/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 22nd day of January, 2024,

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