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# 1096304 DEEDWARR
01/31/2024 12:32:30 PM 5 pgs
Fees: $28.00 Taxes: $1,032.67
20240131-0006831

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: 05916026900

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,

Eric Adams, and Lydia M. Adams, 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 29 day of January, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eric Adams

Eric Adams

Lydia Adams

Lydia Adams

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th day of January, 20 24, before me personally appeared Eric Adams and Lydia Adams, 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.

Tanya Stafford

Notary Public

Printed Name: Tanya Stafford

Commission Expires:

2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2428 Grover Street, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 05916026900

Land located in Nashville, Davidson County, Tennessee 39.93 feet Southeasterly from the Southeast intersection of Francis Street, and Grover Street being Lot 46, J.B. Haynie's Cleveland Plan of Lots recorded in Book 161, Page 35, Register's Office of Davidson County, Tennessee. described according to a boundary survey dated May 14, 2004 by Campbell, McRae and Associates Surveying. Inc., (John Hood, TN. R.L.S. # 1838) as follows:

Beginning at an iron rod (new) in the Southerly margin of Grover Street (50 feet Right of Way), said rod being the most Northerly common front corner of Lots 45 and 46 of J.B. Haynie's Cleveland Plan of Lots of record in Book 161, Page 35, Register's of Davidson County, Tennessee, and being located East 45 degree 00 minutes 00 seconds East 39.93 feet from the Southeast Right of Way Intersection of said Grover Street and Francis Street, thence with said Southerly margin South 45 degrees 00 minutes 00 seconds East 39.93 feet to an iron rod (new) at the most Northerly common front corner of said Lot 46 and of Lot 47 of said J.B. Haynies Cleveland Plan of Lots; thence with the line between said Lot 46 and 47 South 44 degrees 05 minutes 46 seconds West 124.90 feet to an iron rod (new) in the margin of an alley (10 feet Right of Way); thence with the margin of said alley North 44 degrees 58 minutes 53 seconds West 39.68 feet to an iron pin (new); thence with the line between said Lots 45 and 46 North 43 degrees 59 minutes 06 seconds East 124.89 feet to the point of beginning containing 0.11 acres, more or less.

Being the same property conveyed to Eric W. Adams, unmarried by Warranty Deed from Janet M. Hosale, married of record in Instrument No. 20041022-0127214 and re-recorded on December 02, 2004 of Instrument Number 20041202-0143517 Register's Office for Davidson County, Tennessee, dated October 15, 2004 and recorded on October 22, 2004.

Being the same property conveyed to Eric W. Adams and Lydia M. Adams, husband and wife, joint tenants with right of survivorship by Quitclaim Deed from Eric W. Adams, a married man, who acquired title as an unmarried man, joined by his wife Lydia M. Adams of record in Instrument No. 20180524-0049750 Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on May 24, 2018.

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 $ 279,100.00 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 29 day of January, 2024.

Notary Public
My Commission Expires:

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

Property Address:
2428 Grover Street, 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 1/29/2024 (date of document).

Robynn Miller

Affiant Signature

1/29/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 29 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