Karen Johnson Davidson County
Batch# 1103547 DEEDWARR
02/22/2024 12:47:30 PM 6 pgs
Fees: $33.00 Taxes: $2,376.51
20240222-0012215

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: 09605000100

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,

Jared J Smalley AKA Jared J. Smalley, Jr., and Cara Gruszecki AKA Cara Gruszecki Smalley AKA Cara Smalley, 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 21st day of February, 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.

Jared J. Smalley aka Jared J. Smalley Jr

Jared J. Smalley AKA Jared J. Smalley, Jr

Cara Gruszecki AKA Cara Gruszecki Smalley AKA Cara Smalley

STATE OF Virginia

COUNTY OF King William

On this 21st day of February, 20 24, before me personally appeared Jared J Smalley AKA Jared J. Smalley, Jr., and Cara Gruszecki AKA Cara Gruszecki Smalley AKA Cara Smalley, 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. MDM

Notary Public

Printed Name: Melissa Donovan Mitchell

Commission Expires:

10/31/2025

My Commission Number: 7899517

Notarized remotely online using communication technology via Proof.

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Melissa Donovan Mitchell

REGISTRATION NUMBER
7899517
COMMISSION EXPIRES
October 31, 2025

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 21st day of February, 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.

Jared J. Smalley AKA Jared J. Smalley, Jr

Cara Gruszecki AKA Cara Gruszecki Smalley AKA Cara Smalley

STATE OF Virginia

COUNTY OF Henrico

On this 21st day of February, 20 24, before me personally appeared ~~Jared~~ J Smalley AKA Jared J. Smalley, Jr., and Cara Gruszecki AKA Cara Gruszecki Smalley AKA Cara Smalley, 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.

DW DW

Notary Public

Printed Name: Dequan Winborne

Commission Expires:

06/30/2025

Electronic Notary Public
Dequan Winborne
REGISTRATION NUMBER
7940580
COMMISSION EXPIRES
June 30, 2025

Notarized remotely online using communication technology via Proof.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 158 Spring Valley Road, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 09605000100

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Kenneth G. Gaidos Resubdivision in Bluefields, as of record in Book 5190, Page 466, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more detailed description.

Together with an easement in over and through Land in Davidson County, Tennessee, located in the 15th Civil District of Davidson County Tennessee; and, described according to a survey dated October 24, 2014 made by R. L. Montoya, land surveying.

Said ingress and egress easement is an easement running with the land in favor of the current and all future owners of the Henry Family living trust property; Beings at a point in the existing concrete driveway at 158 Spring Valley Road, which point is the Northwesterly corner of the John G. Doak, Sr. and Mary T. Doak property at 220 Cumberland Circle, as noted in Deed Book 9070, page 17 Register's Office of Davidson County. which is a point on the common line between The Henry Family Revocable Living Trust, property dated May 23, 2012, described in a Quit Claim Deed of record as instrument ID No. 20120530-0046562, Register's Office of Davidson County, and which constitutes the Northwesterly corner of said Doak's Property; thence with said common line in a Southeasterly direction South 84 degrees 53 minutes 53 seconds East a distance of 9 feet, thence leaving said common line in a Southeasterly direction, South 27 degrees 29 minutes 34 seconds East, a distance of 34.74 feet to a point; thence in, a Southwesterly direction, South 58 degrees 47 minutes 25 seconds West a distance of 5 feet to point on Doak's Westerly line; thence with Doak's Westerly line North 31 degrees 12 minutes 35 seconds West, a distance of 40 feet to the Point of Beginning.

Being the same property conveyed to Jared J. Smalley and Cara Smalley, husband and wife by Warranty Deed from Douglas C. Henry and Jacqueline G. Henry (aka Jacqueline G.T. Henry), Trustees The Henry Family Revocable Living Trust, dated May 23, 2012 of record in Instrument No. 20170601-0054563 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 01, 2017.

Being the same property conveyed to Jared J. Smalley and Cara Gruszecki, husband and wife by Quitclaim Deed from Jared J. Smalley and Care Smalley, now known as Cara Gruszecki husband and wife of record in Instrument No. 20220420-0045562 Register's Office for Davidson County, Tennessee, dated March 29, 2022 and recorded on April 20, 2022.

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 $ 642,300.00 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 21st day of February, 20 24.

Notary Public
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property Address: 158 Spring Valley Road, 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 2/21/2024 (date of document).

Robynn Miller

Affiant Signature

2/21/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 21st day of February, 2024,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

