Karen Johnson Davidson County
Batch# 1105249 DEEDWARR
02/28/2024 10:53:30 AM 5 pgs
Fees: $28.00 Taxes: $815.48
20240228-0013594

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: 107-14-0A-051-00

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,

Sherri Susan Beal, joined by her spouse, Thomas Scott Beal

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 26 day of February, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sherri Susan Beal

Thomas Scott Beal

STATE OF Kentucky

COUNTY OF McCracken

On this 26th day of February, 2024, before me personally appeared Sherri Susan Beal and Thomas Scott Beal, 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 persons) free act and deed.

Notary Public

Printed Name: Bertie V. Pollock

Commission Expires:

02/18/2026

BERTIE V. POLLOCK
NOTARY PUBLIC
ID # KYNP42033
My Commission Expires
Feb. 18, 2025
STATE AT LARGE, KENTUCKY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1234 Massman Drive, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 107-14-0A-051-00

Land in Davidson County, Tennessee, being Unit No. 51 of Copperfield Terrace Condominiums, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 50, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Wilma Lewis Guffey by Warranty deed from Deborah S Shepherd of record in Instrument 20041215-0149368, Register's Office for Davidson County, Tennessee, dated 12/13/2004 and recorded on 12/15/2004.

Wilma Lewis Guffey passed away 12/17/2017 Affidavit of Heirship recorded in Instrument 20190318-0024301, Register's Office for Davidson County, Tennessee.

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 $ 220,400.00 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 26th day of February, 20 24.

Notary Public
My Commission Expires:

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

Property Address: 1234 Massman 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 2/26/2024 (date of document).

Robynn Miller

Affiant Signature

2/26/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 26th day of February, 20 24,

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