Karen Johnson Davidson County
Batch# 1108719 DEEDWARR
03/07/2024 12:01:30 PM 5 pgs
Fees: $28.00 Taxes: $1,054.13
20240307-0015923

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: 060-02-0-080-00

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,

Gwendolyn B. Siler, a married person,

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 Feb, 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.

Gwendolyn B. Siler

Gwendolyn B. Siler

Raymond Siler, Jr., husband of Grantor, signing to convey and waive his marital rights as non-title spouse of Grantor

STATE OF TENNESSEE

COUNTY OF Hamilton

On this 29 day of Feb, 20 24, before me personally appeared Gwendolyn B. Siler, and Raymond Siler, Jr., husband of Grantor, as non-title spouse of Grantor, 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.

Maureen McCathern

Notary Public

Printed Name: Maureen McCathern

Commission Expires:
2/14/2027

MAUREEN MCCATHERN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES FEBRUARY 14, 2027

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EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3060 Richmond Hill Drive, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 060-02-0-080-00

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One Parkwood Estates of record in Plat Book 2900, Page 119 and 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 8 fronts 75.0 feet on the northeasterly margin of Richmond Hill Drive and extends back 137.1 feet on the northwesterly line and 138.2 feet on the southeasterly line to a broken line in the rear, measuring 79.05 feet thereon

Being the same property conveyed to Charles Franklin Bearden and wife, Marilyn S. Bearden by Warranty Deed from James Lyndal Roberts, Jr. and wife, Lucia Y. Roberts of record in Book 5285, page 252, Register's Office for Davidson County, Tennessee, dated April 28, 1978 and recorded on May 12, 1978.

Being the same property conveyed to Gwendolyn B. Siler by Personal Representative' s Quitclaim Deed from Gwendolyn B. Siler, was named Executrix of the Estate of Marilyn P. Bearden of record in Instrument No. 20211108-0149029 Register's Office for Davidson County, Tennessee, dated November 01, 2021 and recorded on November 08, 2021.

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 $ 284,900.00 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 29th 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: 3060 Richmond Hill Drive, 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 2/29/2024 (date of document).

Robynn Miller

Affiant Signature

2/29/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 29th day of February, 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