This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-205479

Karen Johnson Davidson County
Batch# 352944 DEEDWARR
02/04/2020 10:56:30 AM 5 pgs
Fees: $28.00 Taxes: $1,629.85
20200204-0012786

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400 Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1 Post St
San Francisco, CA 94104

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1 Post St
San Francisco, CA 94104
Map parcel number: 091-02-4P-002.00-CO
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,

Robert Gian Toniolo, 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 30 day of Jan, 20 20, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert Gian Toniolo

(N)

STATE OF TENNESSEE TX

COUNTY OF Fort Bend

On this 30 day of Jan, 20 20, before me personally appeared Robert Gian Toniolo, 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: Nazish Bhanji

Commission Expires:

8/12/23.

NAZISH BHANJI
Notary ID #128700716
My Commission Expires
August 12, 2023

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $440,500.00.

AFFIANT – Jaime Hill

Subscribed and sworn to before me, this 30th day of January, 2020

NOTARY PUBLIC
My Commission Expires:
1-2-23

Property address: 5602B New York Avenue, Unit # B, Nashville, TN 37209

Natalyn Faith Kingry
My commission expires
Notary
Public
07/02/2023
Gwinnett County, Georgia

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 5602 New York Cottages, A Horizontal Property Regime With Private Elements of record as Instrument No. 20170519-0049929 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Improve Nashville, LLC by Warranty deed from Enrique Perdomo Amaya and Maria De Los Angeles Olvera, husband and wife of record in Instrument No. 20170519-0049928 Register's Office for Davidson County, Tennessee, dated May 17, 2017 and recorded on May 19, 2017.

Being the same property conveyed to Robert Gian Toniolo, a single man by Warranty deed from Improve Nashville, LLC of record in Instrument No. 20190826-0085274 Register's Office for Davidson County, Tennessee, dated August 23, 2019 and recorded on August 26, 2019.

Certificate of Authenticity

I, Lyn Thomas, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Lyn Thomas, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022