This instrument prepared by:
OS National, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: 207178

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

Karen Johnson Davidson County
Batch# 442517 DEEDWARR
07/22/2020 03:54:30 PM 5 pgs
Fees: $28.00 Taxes: $850.63
20200722-0080776

Send tax bills to:
Opendoor Property Trust I, a Delaware Statutory Trust
1 Post St Fl 11
San Francisco, CA 94104

Name and address of new owner:
Opendoor Property Trust I, a Delaware Statutory Trust
1 Post St Fl 11
San Francisco, CA 94104
Map parcel number: 097-02-0A-453.00-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,

Shawn C Potter, a single woman

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 17 day of July, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Shawn C Potter

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17 day of July, 20 20, before me personally appeared Shawn C Potter, 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: Tonika Robinson

Commission Expires:

7-3-2023

TONIKA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

EXHIBIT

STREET ADDRESS: 2710 River Vista Court, Hermitage, TN 37076

COUNTY: Davidson

CLIENT CODE: 207178

TAX PARCEL ID/APN: 097-02-0A-453.00-CO

Land in Davidson County, Tennessee, being Lot No. 453 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4E of record in Plat at Instrument No: 20140210-0011584, incorrectly referenced as Instrument No: 20140210-0011574 in prior deed of record, 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 the same property conveyed to Shawn C. Potter, an unmarried woman by Warranty deed from Jason Slaby, an unmarried man of record in Instrument No. 20171005-0102577 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 05, 2017.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $ 229,900.00

AFFIANT -Ralph Tune
OS National LLC, a Georgia limited liability company

Subscribed and sworn to before me, this 20 day of JULY , 2020.

NOTARY PUBLIC
My Commission Expires:

KRISTA MURPHY
Gwinnett County
My Commission Expires
June 25, 2021

Property address:

2710 River Vista Ct
Hermitage, TN 37076

Certificate of Authenticity

I, Cynthia Brown, 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.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, 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