Karen Johnson Davidson County
Batch# 529842 DEEDWARR
12/10/2020 03:43:30 PM 5 pgs
Fees: $28.00 Taxes: $984.20
20201210-0145051

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 225331

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 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: 10808026800
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,

Allen Douglas Day and Sabrina Renee Day, 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 25th day of November, 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.

Allen Douglas Day

Sabrina Renee Day

STATE OF TENNESSEE

COUNTY OF Davidson

On this 25th day of November 20 20, before me personally appeared Allen Douglas Day Sabrina Renee Day, 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: Susie J Ingram

Commission Expires:

01/03/2023

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

EXHIBIT A

For Information purposes only - Street Address: 820 Sandburg Place, Nashville, TN 37214

County: Davidson

File Number: 225331

Tax Parcel ID/APN: 10808026800

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of The Revised Reelfoot Subdivision Section IV of record in Plat Book 6250, Page 700, 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 Allen Douglas Day and Sabrina Renee Day, husband and wife by Quitclaim deed from Allen Douglas Day, a/k/a Allen Day and Sabrina Renee Day, f/k/a Sabrina Harper, husband and wife of record in Instrument No. 20130607-0058354 Register's Office for Davidson County, Tennessee, dated May 28, 2013 and recorded on June 07, 2013.

BEING the same property conveyed to by Warranty Deed from of record in Deed in the Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF Walton)

The actual consideration (or value, whichever is greater) for this transfer is $266,000

Affiant – Ralph Tune

Subscribed and sworn to before me, this 25th day of November, 2020

NOTARY PUBLIC
My Commission Expires:

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address:

820 Sandburg Place
Nashville, TN 37214

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