Karen Johnson Davidson County
Batch# 552206 DEEDWARR
01/12/2021 09:17:30 AM 5 pgs
Fees: $28.00 Taxes: $534.65
20210112-0005093

This instrument prepared by:
OS National , LLC
3097 Satellite Blvd., Suite 400 Duluth, GA 30096

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400 Duluth, GA 30096
Tel. 770-497-9100
File No: 224665

Send tax bills to:
Tricia Derrickson
3748 Seasons Drive
Antioch, TN 37013

Name and address of new owner:
Tricia Derrickson
4000 Anderson Road, Unit 4
Nashville, TN 37217
Map parcel number: 136030A00400CO
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,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Tricia Derrickson, a single woman

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.

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Witness our hand this 8th day of January, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Trimarco Coleman
Title: Authorized Signor

State of Arizona
County of Maricopa

Personally appeared before me, Kendyl C. Wells, a Notary Public in and for said County and State, Trimarco Coleman, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 20___.

_____
Notary Public

Printed Name: Kendyl C. Wells

Commission Expires:

6/11/2024

Notary Public State of Arizona
Maricopa County
Kendyl C Wells
My Commission Expires 06/11/2024
Commission Number 582817

EXHIBIT A

For Information purposes only - Street Address: 4000 Anderson Road, Unit 4, Nashville, TN 37217

County: Davidson

File Number: 224665

Tax Parcel ID/APN: 136030A00400CO

Land in Davidson County, Tennessee, being a certain condominium apartment being Townhouse No. 4, Building No. 1 in a Horizontal Property Regime as shown on the condominium site plan of Phase I, Condominium Townhouses, Priest Lake Park of record in Plat Book 4460, page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Beverly A. Easterling, FKA Beverly A. Bailey, a married woman, joined by her husband Tommy Tyrone Easterling of record in Instrument No. 20191010-0104181 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 10, 2019.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $144,500.00.

Tricia Derrickson 1/8/21

AFFIANT : Tricia Derrickson

Subscribed and sworn to before me, this 8 day of JAN, 2021.

NOTARY PUBLIC

My Commission Expires:

3/7/23

Property address: 4000 Anderson Road, Unit 4, Nashville, TN 37217

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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