Karen Johnson Davidson County
Batch# 553045 DEEDWARR
01/13/2021 07:59:30 AM 5 pgs
Fees: $28.00 Taxes: $892.44
20210113-0005631

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 234865

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: 06107006100
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,

Ray A. Royer and wife, Sherron M. Royer,

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(s) this 11 day of Jan, 20 21.

Ray A Royer

Sherron M Royer

STATE OF TENNESSEE

COUNTY OF Davidson

On this 11 day of Jan, 20 21, before me personally appeared Ray A. Royer and wife, Sherron M. Royer, 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's (or persons') free act and deed.

Notary Public

Printed Name: Louis N Ogiemudia Sr

Commission Expires:
09-6-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

For Information purposes only - Street Address: 1002 Malquin Drive, Nashville, TN 37216

County: Davidson

File Number: 234865

Tax Parcel ID/APN: 06107006100

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Broadmoor, Section 2, Block H of record in Plat Book 547, Page 174, 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 Ray A. Royer and wife, Sherron M. Royer by Warranty deed from Ethel L. Sorani, unmarried of record in Book 10055, page 934, Register's Office for Davidson County, Tennessee, dated May 17, 1996 and recorded on May 21, 1996. (Value or consideration shown in aforementioned deed $61,200.00.) Being also known as 1002 Malquin Drive Nashville, Tennessee 37216.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual consideration (or value, whichever is greater) for this transfer is $241,200.00

AFFIANT

Subscribed and sworn to before me, this 11 day of January , 2021 .

NOTARY PUBLIC
My Commission Expires:
10/26/24

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property address:

1002 Malquin Drive
Nashville, TN 37216

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