Karen Johnson Davidson County
Batch# 575559 DEEDWARR
02/23/2021 10:47:30 AM 5 pgs
Fees: $28.00 Taxes: $1,403.41
20210223-0021845

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 235810

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 Street Floor 11
San Francisco, CA 94104

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1 Post Street Floor 11
San Francisco, CA 94104
Map parcel number: 181010B07200CO
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,

Tanner Frederick Oliver Cherry, an unmarried 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(s) this 16th day of February, 2021.

Tanner Frederick Oliver Cherry

Tanner Frederick Oliver Cherry

STATE OF Florida

COUNTY OF Hillsborough

On this 16th day of February, 2021, before me personally appeared Tanner Frederick Oliver Cherry, an unmarried man, 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.

Session via online notarization. Produced ID: Driver License

Notary Public

AMY PATRICK
Notary Public - State of Florida
Commission # GG 921064
Expires on October 8, 2023

Printed Name: Amy Patrick GG 921064

Commission Expires:

10/08/2023

Notarized online using audio-video communication

EXHIBIT A

MORE COMMONLY KNOWN AS: 665 Sugar Mill Drive, Nashville, TN 37211

TAX PARCEL ID/APN: 181010B07200CO

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Section Two, Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20040622-0073636, 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 Katie J. Williams and John L. Williams, wife and husband by Warranty deed from Edmundo J. Cepeda and wife, Gilda Anahi Gutierrez Dominguez of record in Instrument No. 20140519-0042530 Register's Office for Davidson County, Tennessee, dated May 16, 2014 and recorded on May 19, 2014. (Value of consideration shown in aforementioned deed $265,000.00.)

Being the same property conveyed to Tanner Frederick Oliver Cherry, an unmarried man by Warranty deed from John L. Williams and Katie J. Williams, husband and wife of record in Instrument No. 20191212-0128175 Register's Office for Davidson County, Tennessee, dated December 10, 2019 and recorded on December 12, 2019. (Value of consideration shown in aforementioned deed $336,800.00.) Being also known as 665 Sugar Mill Drive Nashville, Tennessee 37211.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual consideration (or value, whichever is greater) for this transfer is $ 379,300.00

AFFIANT

Subscribed and sworn to before me, this 16th day of February , 20 21 .

NOTARY PUBLIC
My Commission Expires:
10/26/24

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

Property address:

665 Sugar Mill Drive
Nashville, TN 37211

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