Karen Johnson Davidson County
Batch# 581328 DEEDWARR
03/02/2021 10:39:30 AM 5 pgs
Fees: $28.00 Taxes: $836.94
20210302-0026300

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 234834

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
410 N Scottsdale Rd Ste. 1600
Tempe, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste. 1600
Tempe, AZ 85281
Map parcel number: 052130A03400CO
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,

Preston L. Campbell, a single 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 22 day of feb, 2021.

Preston L. Campbell

Preston L. Campbell

STATE OF TENNESSEE

COUNTY OF Montgomery

On this 22 day of feb, 20 21, before me personally appeared Preston L. Campbell, 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: Cheryl L Moore

Commission Expires:

10.16.2024

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT A

MORE COMMONLY KNOWN AS: 2736 Penn Meade Drive, Nashville, TN 37214

TAX PARCEL ID/APN: 052130A03400CO

LAND in Davidson County, Tennessee being Unit No. 34, of the River Glen Condominium Apartments, Phase One, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6900; Page 671, in Book 7566, Page 571, as amended in Instrument No. 20040915-0111299, and in Instrument No. 20040915-0111301; and Charter of record in Book 8069, Page 158, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of River Glen Condominium Apartments as shown on Exhibit "A" to the Master Deed, of record as aforementioned and by Scrivener's Affidavit of record in Instrument No. 20071228- 0148266 , said Register's Office, for a more complete

Being the same property conveyed to Preston L. Campbell, single man by Warranty deed from Shannon D' Acquisto and husband Joshua D' Acquisto of record in Instrument No. 20080117-0005647 Register's Office for Davidson County, Tennessee, dated January 14, 2008 and recorded on January 17, 2008. (Value of consideration shown in aforementioned deed $150,000.00.) Being also known as 2736 Penn Meade Drive 34 Nashville, Tennessee 37214.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF Walton)

The actual consideration (or value, whichever is greater) for this transfer is $ 226,200.00

Affiant - Ralph Tune

Subscribed and sworn to before me, this 23rd day of February , 20 21 .

NOTARY PUBLIC
My Commission Expires:
8/20/2024

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address: 2736 Penn Meade Drive, 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