Karen Johnson Davidson County
Batch# 595251 DEEDWARR
03/18/2021 01:47:30 PM 5 pgs
Fees: $28.00 Taxes: $822.88
20210318-0036186

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 240919

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 # 1600
Tempe, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd # 1600
Tempe, AZ 85281
Map parcel number: 052-13-0B-177.00-CO
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,

Shawn D. Holt, unmarried

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 12 day of ~~5th~~ March, 2021.

Shawn D Holt

Shawn D. Holt

STATE OF TENNESSEE

COUNTY OF Wilson

On this 12th day of March, 2021, before me personally appeared Shawn D. Holt, 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: Virgil Riley

Commission Expires:

10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

AFFIDAVIT OF VALUE

STATE OF ~~GEORGIA~~ TN)

COUNTY OF ~~GWINNETT~~ Wilson)

The actual consideration (or value, whichever is greater) for this transfer is $222,400.00.

Shawn D Holt

AFFIANT - Shawn D Holt

OS National LLC, a Georgia limited liability company
as Attorney In Fact for OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

Subscribed and sworn to before me, this 12th day of March, 2021.

NOTARY PUBLIC
My Commission Expires:
10-2-2023

Property address: 3083 Penn Meade Way, Nashville, TN 37214

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of River Glen, Phase IV, Section 3 of record in Plat at Instrument No. 20010330-0030661, 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 Shawn D. Holt, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument No. 20021113-0140509 Register's Office for Davidson County, Tennessee, dated November 07, 2002 and recorded on November 13, 2002. (Value of consideration shown in aforementioned deed $95,690.00.) Being also known as 3083 Penn Meade Way Nashville, Tennessee 37214.

240919

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