Karen Johnson Davidson County
Batch# 670025 DEEDWARR
07/02/2021 09:16:30 AM 5 pgs
Fees: $28.00 Taxes: $2,299.55
20210702-0089793

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 335127

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: 172140B24600CO
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,

Arvin Harbehband, 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 30 day of June, 2021.

Arvin Harbehband

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of June, 2021, before me personally appeared Arvin Harbehband. 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

EXHIBIT A

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 621,500.00

AFFIANT

Subscribed and sworn to before me, this 30th day of june, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address: 6192 Mt Pisgah rd
Nashville, TN 37211
(Davidson)

MORE COMMONLY KNOWN AS: 6192 Mt Pisgah Road, Nashville, TN 37211

TAX PARCEL ID/APN: 172140B24600CO

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of , Phase 2, Section 2 of record in Plat at Instrument No. 20030422-0052787, 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 Mary Carroll Shoemaker and Matthew Shoemaker, wife and husband by Warranty deed from Hamid Toloogolzari and Azadeh Jafari Shahhosseini of record in Instrument No. 20070117-0006662 Register's Office for Davidson County, Tennessee, dated November 30, 2006 and recorded on January 17, 2007. (Value of consideration shown in aforementioned deed $372,834.00.)

Being the same property conveyed to Arvin Harbehband, unmarried by Trustee's deed from Michael Gigandet, Trustee for the Bankruptcy Estate of Matthew Shoemaker and Mary Shoemaker, Case No. 20-01497-MH3-7, in the United States Bankruptcy Court for the Middle District of Tennessee of record in Instrument No. 20201217-0149602 Register's Office for Davidson County, Tennessee, dated December 09, 2020 and recorded on December 17, 2020. (Value of consideration shown in aforementioned deed $408,326.60.) Being also known as 6192 Mt Pisgah Road Nashville, Tennessee 37211.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

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