This instrument prepared by and (MAIL) instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 686569 DEEDWARR
07/29/2021 01:48:30 PM 5 pgs
Fees: $28.00 Taxes: $2,248.12
20210729-0102280

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: 081082D00100CO

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,

Eric William Scott and Lillian Rose Hofer Scott, husband and wife

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 this 26th day of July, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eric William Scott

Lillian Rose Hofer Scott

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26TH day of JULY, 2021, before me personally appeared ~~Eric~~ Lillian Scott, 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~~ (or person's) free act and deed.

Eric William Scott and Lillian Rose Hofer Scott

Notary Public

Printed Name: CHRISTOPHER PETERSEN

Commission Expires:

NOV 8 2022

CHRISTOPHER PETERSEN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES NOV. 8, 2022
COUNTY OF DAVIDSON

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1818 7th North Avenue, Nashville, TN 37208

TAX PARCEL ID/APN (For informational purposes only): 081082D00100CO

Land in Davidson County, Tennessee, being Unit A of Homes at 1818 7th Avenue North, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1818 7th Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130822-0088787, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes 1818 7th Avenue North, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130822-0088787 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporation hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Eric Scott and Lillian Hofer Scott by Warranty deed from Shawn Manis and Chelsea Gunn of record in Instrument No. 20170906-0091572 Register's Office for Davidson County, Tennessee, dated September 05, 2017 and recorded on September 06, 2017. (Value of consideration shown in aforementioned deed $432,500.00.)

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

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

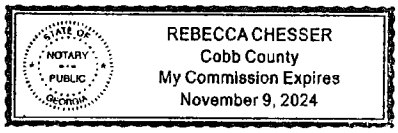
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $607,600.00

Kayla Hunt
AFFIANT

Subscribed and sworn to before me, this 27th day of JULY, 20 21.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address: 1818 7th North Avenue, Nashville, TN 37208

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on JULY 27, 2021 (date of document).

Kayla Short
Affiant Signature

7/27/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 27th day of JULY, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

