Karen Johnson Davidson County
Batch# 695741 DEEDWARR
08/12/2021 09:57:30 AM 6 pgs
Fees: $33.00 Taxes: $2,284.38
20210812-0108716

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

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: 070070H00200C0

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,

Paula Jill Green, a single woman

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

Paula Jill Green

Paula Jill Green

STATE OF TENNESSEE

COUNTY OF Hamilton

On this 9 day of August, 2021, before me personally appeared Paula Jill Green, 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.

Notary Public

Printed Name: HANA VENTURA

Commission Expires:
01/22/2025

HANA KARLA VENTURA
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $617,400.00

AFFIANT

Subscribed and sworn to before me, this 10TH day of AUGUST, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

1017B Alice Street, Nashville, TN 37218 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1017B Alice Street, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 070070H00200C0

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1017 Alice Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170823-0086774, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to William L. Troupe, Sr. by Warranty Deed from Joy M. Sims, Administratrix C.T.A. of the Estate of Wilma Ruth Underwood, deceased of record in Book 9614, Page 938, Register's Office for Davidson County, Tennessee, dated March 1, 1995 and recorded on March 9, 1995. (Value or consideration shown in aforementioned deed $22,000.00.)

William L. Troupe, Sr. having died intestate December 25, 2003 leaving heirs William Troupe Jr., Eric Troupe and Jason Slate. Affidavit of Heirship recorded at 20070208-0016669.

Being a portion of the same property conveyed to William L. Troupe, Jr. by Quitclaim Deed from Eric Troupe and Jason Slate of record in Instrument No. 20040503-0050049, Register's Office for Davidson County, Tennessee, dated February 26, 2004 and recorded on May 3, 2004. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to William C. Troupe by Quitclaim Deed from William L. Troupe, Jr. of record in Instrument No. 20100908-0071586, Register's Office for Davidson County, Tennessee, dated September 01, 2010 and recorded on September 08, 2010. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Kenneth Barrett and Patrick Dauchot by Warranty Deed from William C. Troupe, a married man of record in Instrument No. 20170717-0071821, Register's Office for Davidson County, Tennessee, dated July 3, 2017 and recorded on July 17, 2017. (Value or consideration as shown in aforementioned deed $170,000.00.)

Being a portion of the same property conveyed to Salemtown Ventures, LLC by Quitclaim Deed from Kenneth Barrett, married and Patrick Dauchot, married of record in Instrument No. 20180104-0001442, Register's Office for Davidson County, Tennessee, dated January 4, 2018 and recorded on January 4, 2018. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Paula Jill Green, an unmarried woman by Warranty deed from Salemtown Ventures LLC, a Tennessee limited liability company of record in Instrument No. 20190219-0015108 Register's Office for Davidson County, Tennessee, dated February 14, 2019 and recorded on February 19, 2019. (Value of consideration shown in aforementioned deed $389,400.00.) Being also known as 1017B Alice Street B Nashville, Tennessee 37218.

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

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 8/10/2021 (date of document).

Kayla Short

Affiant Signature

8/10/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 10TH day of AUGUST, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

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