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# 697557 DEEDWARR
08/16/2021 08:11:30 AM 5 pgs
Fees: $28.00 Taxes: $1,243.57
20210816-0109922

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: 08008042300

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,

Helene Lasha Farrow, an unmarried 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 5 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.

Helene Lasha Farrow Date: 8/5/21

Helene Lasha Farrow

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5 day of AUGUST, 2021, before me personally appeared HELENE LASHA FARROW, 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: MARK GROLL

Commission Expires:

3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

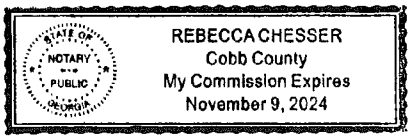
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 336,100.00

AFFIANT

Subscribed and sworn to before me, this 5TH day of AUGUST, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:

2852 Hydes Ferry Road, Nashville, TN 37218 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2852 Hydes Ferry Road, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 08008042300

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of River Meadows Subdivision, Section 1 of record in Plat Book 9700, Page 105, 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 Helena Lasha Farrow, unmarried by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington DC of record in Instrument No. 20100405-0024799 Register's Office for Davidson County, Tennessee, dated March 26, 2010 and recorded on April 05, 2010.

Being the same property conveyed to Helene Lasha Farrow, unmarried by Quitclaim deed from Helene Lasha Farrow also known as Helena Lasha Farrow, unmarried of record in Instrument No. 20160224-0017647 Register's Office for Davidson County, Tennessee, dated October 10, 2015 and recorded on February 24, 2016. (Value of consideration shown in aforementioned deed $10.00.) Being also known as 2852 Hydes Ferry Road 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 August 5, 2021 (date of document).

Kayla Short
Affiant Signature

August 5, 2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 5TH 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