Karen Johnson Davidson County
Batch# 710921 DEEDWARR
09/07/2021 12:00:30 PM 5 pgs
Fees: $28.00 Taxes: $1,388.98
20210907-0119539

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: 081-03-0-391-00

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,

Two Dogs Development, LLC, a Tennessee Limited Liability Company

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 16th 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.

Mark Francis Sanicola, sole member of Two Dogs Development, LLC

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, Julia T. Robertson, a Notary Public in and for said County and State, Williamson County, TN, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Mark Francis Sanicola

Witness my hand, at office, this 16th day of August, 2021

Julia T. Robertson

Notary Public

Printed Name: Julia T. Robertson

My Commission Expires: 7-26-25

JULIA T. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2301 18th Ave N, Nashville, TN 37208

TAX PARCEL ID/APN (For informational purposes only): 081-03-0-391-00

Land in Davidson County, Tennessee, being Unit A on the Plan of 18th Ave HPR, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 18th Ave HPR, a Horizontal Property Regime with Private Elements, as set forth in Exhibit "B" of record in Instrument No. 20210519-0067849 , Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Alonzo V. Perkins and wife, Lavurnia G. Perkins by Warranty deed from First Cousins Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060816-0101125 Register's Office for Davidson County, Tennessee, dated August 11, 2006 and recorded on August 16, 2006. (Value of consideration shown in aforementioned deed $124,900.00.)

Being a portion of the same property conveyed to Two Dogs Development LLC, a Tennessee Limited Liability Company by Warranty deed from Alonzo V. Perkins and wife, Lavurnia G. Perkins of record in Instrument No. 20210510-0062838 Register's Office for Davidson County, Tennessee, dated May 07, 2021 and recorded on May 10, 2021. (Value or consideration as shown in aforementioned deed $279,500.00.) Being also known as 2301 18th Ave N Nashville, TN 37208.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 375,400.00

AFFIANT

Subscribed and sworn to before me, this 16TH day of AUGUST, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

2301 18th Ave N, Nashville, TN 37208 (Davidson)

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 8/16/2021 (date of document).

Kayla Short
Affiant Signature

8/16/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 16TH day of AUGUST, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024