Karen Johnson Davidson County
Batch# 740167 DEEDWARR
10/20/2021 11:09:30 AM 5 pgs
Fees: $28.00 Taxes: $1,649.46
20211020-0140757

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 357467

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 Suite 1600
Tempe, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Suite 1600
Tempe, AZ 85281

Map parcel number: 081030U00100CO
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,

John S. Seidl II, 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 14th day of October, 20 21.

John S. Seidl II

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of October, 20 21, before me personally appeared John S Seidl II, 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.

Tamika White
Notary Public

Printed Name: Tamika White

Commission Expires:

3/6/2024



EXHIBIT A

MORE COMMONLY KNOWN AS: 1710 Nubell Street, Nashville, TN 37208

TAX PARCEL ID/APN: 081030U00100CO

Unit No. A, 1712 Nubell Street, as shown in the Declaration of Covenants, Conditions and Restrictions for 1712 Nubell Street, of record in Instrument No. 20160927-0101850, 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 John S. Seidl II, unmarried, and Alivia M. Schneider, unmarried, as joint tenants with right of survivorship by Warranty deed from C & H Properties, LLC of record in Instrument No. 20170613-0059025 Register's Office for Davidson County, Tennessee, dated June 12, 2017 and recorded on June 13, 2017. (Value of consideration shown in aforementioned deed $318,400.00.)

Being the same property conveyed to John S. Seidl II, unmarried by Warranty deed from John S. Seidl II, unmarried, and Alivia M. Schneider, unmarried of record in Instrument No. 20190909-0090588 Register's Office for Davidson County, Tennessee, dated August 26, 2019 and recorded on September 09, 2019. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1710 Nubell Street A Nashville, Tennessee 37208.

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 $445,800.00

AFFIANT

Subscribed and sworn to before me, this 11 day of October, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
1710 Nubell Street,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 October 11,2021 (date of document).

Kayla Short
Affiant Signature

10/11/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 11 day of October, 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