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# 743399 DEEDWARR
10/26/2021 08:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211026-0143524

Send tax bills to:
**Nick Limoncelli**
1719 Cockrill Street
Nashville, TN 37208

Name and address of new owner:
Nick Limoncelli
1719 Cockrill Street
Nashville, TN 37208

Map parcel number: 08115021500

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

## CORRECTIVE WARRANTY DEED

****This Corrective Warranty deed is being recorded to correct the entity name for the grantor that was incorrectly listed of record Instrument #20191204-0124827 Registrar's Office of Davidson County, dated November 4, 2019 and recorded on December 12, 2019****

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,

**Opendoor Property J LLC, a Delaware Limited Liability Company,**

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

**Igor Budiyanskiy and Yeva Budiyanskiy, husband and wife, as to an undivided one-third interest, Nick Limoncelli, an unmarried man, as to an undivided one-third interest, and Artem Mashkov, an unmarried man, as to an undivided one-third interest**

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

Witness our hand this 11 day of October, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Opendoor Property J LLC, a Delaware limited liability company

By: Opendoor Labs Inc., as an authorized person

By: _____

Name: Sarah Payne

Title: Auth Signer

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, Kylie Celeste Ottney, a Notary Public in and for said County and State, Sarah Payne, 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.

Witness my hand, at office, this 11 day of October, 2021

_____

Notary Public

Printed Name: Kylie Celeste Ottney

My Commission Expires: Feb 11 2025

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596091
My Comm. Expires Feb 11, 2025

**EXHIBIT A**

Legal Description

MORE COMMONLY KNOWN AS: 1719 Cockrill Street, Nashville, TN 37208

TAX PARCEL ID/APN (For informational purposes only): 081-15-0-215.00

Land in Davidson County, Tennessee, being Lot No. 412 on the Plan of DT McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Fronts 104 feet on the Southerly side of Cockrill Street and runs back Southwardly with the Westerly line of Lot Number 411, 93 feet and with the Easterly line of Salem Street 50 feet to the Underwood Street and has frontage on Underwood Street of 134 feet.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company, by Warranty Deed from Michael Tinsley, single, of record in Instrument No. 20190812-0080318 Register's Office for Davidson County, Tennessee, dated August 6, 2019 and recorded on August 12, 2019.

Being the same property conveyed to Igor Budiyanskiy and Yeva Budiyanskiy, husband and wife, as to an undivided one-third interest, Nick Limoncelli, an unmarried man, as to an undivided one-third interest, and Artem Mashkov, an unmarried man, as to an undivided one-third interest, by Warranty Deed from Opendoor Property C LLC, a Delaware Limited Liability Company, of record in Instrument #20191204-0124827 Registrar's Office of Davidson County, Tennessee, dated November 4, 2019 and recorded on December 12, 2019.

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

10/11/21
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 11 day of October, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

