Karen Johnson Davidson County
Batch# 754285 DEEDWARR
11/15/2021 08:42:30 AM 6 pgs
Fees: $33.00 Taxes: $1,428.57
20211115-0151318

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: 09113037300

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,

David Crocco, a married man , joined by his spouse Cela G. Scott and Sean Beavan, a married man, joind by his spouse Juliette M. Beavan

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 30th 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.

David Croce

Cela G. Scott

Sean Beavan

Juliette M. Beavan

STATE OF TENNESSEE

COUNTY OF _____

On this _____ day of _____, 20 _____, before me personally appeared _____, 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: _____

Commission Expires:

_____

please see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On October 30th, 2021 before me, Leonardo Mora, Notary Public
(insert name and title of the officer)

personally appeared David Crocco, Celia G. Scott, Sean Beavan, and Juliette M. Beavan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LEONARDO MORA
COMM. #2250610
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires July 21, 2022

Signature _____ **(Seal)**

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 386,100.00

AFFIANT

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

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

420 Newton Court, Nashville, TN 37209 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 420 Newton Court, Nashville, TN 37209

TAX PARCEL ID/APN (For informational purposes only): 09113037300

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat of Summitt Hills Subdivision of record in Plat Book 9700, Page 702, as modified in Instrument No. 20120702-0057975 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 David Crocco by Warranty deed from Suzetta A. Mimms, a single person of record in Instrument No. 20150528-0049014 Register's Office for Davidson County, Tennessee, dated May 27, 2015 and recorded on May 28, 2015

Being the same property conveyed to David Crocco and Sean Beavan by Quit Claim deed from David Crocco of record in Instrument No. 20151113-0115388, Register's Office for Davidson County, Tennessee, dated October 26, 2015 and recorded on November 13, 2015.

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 11/5/2021 (date of document).

Kayla Short
Affiant Signature

11/5/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 5TH day of NOVEMBER, 20 21,

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