Karen Johnson Davidson County
Batch# 755648 DEEDWARR
11/16/2021 12:58:30 PM 5 pgs
Fees: $28.00 Taxes: $1,139.60
20211116-0152507

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: 109050D02700CO

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,

Satbir Minhas and Veena Anand, husband and wife

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 3rd day of November, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Satbir Minhas

Satbir Minhas

Veena Anand

Veena Anand

STATE OF Virginia

COUNTY OF Chesapeake City

On this 3rd day of November, 20 21, before me personally appeared Satbir Minhas and Veena Anand, 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.

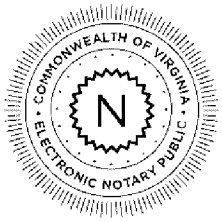
Joyce Sutton

Notary Public

Printed Name: Joyce Sutton

Commission Expires:

08/31/2025



Joyce Sutton

REGISTRATION NUMBER
7549392
COMMISSION EXPIRES
August 31, 2025

Electronic Notary Public

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1553 Lincoya Bay Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 109050D02700CO

LAND in Davidson County, Tennessee, being Unit No. 1553 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040628-0076712 and Supplementary Declarations of record as Instrument No. 20041028-0129585, Register s Office for Davidson County, Tennessee, to which reference is hereby made. The casements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit C of the Supplementary Declarations appearing as Instrument No. 20041028-0129585, said Register s Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Satbir Minhas, a single man and Veena Anand, a single woman by Warranty deed from Amanda M. Freese and husband, Tanner D. Freese of record in Instrument No. 20180207-00123432 Register's Office for Davidson County, Tennessee, dated February 02, 2018 and recorded on February 07, 2018.

Being also known as 1553 Lincoya Bay Drive 1553 Nashville, Tennessee 37214.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 308,000.00

AFFIANT

Subscribed and sworn to before me, this 3rd 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:

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 11-03-2021 (date of document).

Kayla Short

Affiant Signature

11-03-2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 3rd day of November, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

