Karen Johnson Davidson County
Batch# 767802 DEEDWARR
12/06/2021 10:37:30 AM 5 pgs
Fees: $28.00 Taxes: $2,212.60
20211206-0161244

This instrument prepared by:
OS National , LLC
3097 Satellite Blvd., Suite 400 Duluth, GA 30096

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400 Duluth, GA 30096
Tel. 770-497-9100
File No: 384226

Send tax bills to:
Patrick Whitney
1017B Alice Street
Nashville, TN 37218

Name and address of new owner:
Patrick Whitney
1017B Alice Street
Nashville, TN 37218
Map parcel number: 00-70-7-H-2-00-R-000
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,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

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

Patrick David Whitney, a single man

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.

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 30 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.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Judith Unzueta
Title: Authorized Signor

State of Arizona
County of Maricopa

Personally appeared before me, Breana Snitker, a Notary Public in and for said County and State, Judith Unzueta, 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 30 day of November, 20 21.

_____
Notary Public

BREANA RENE SNITKER
Notary Public · Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

Printed Name: Breana Snitker

Commission Expires:

11/24/2024

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 1017B Alice Street, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 00-70-7-H-2-00-R-000

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1017 Alice Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170823-0086774, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paula Jill Green, an unmarried woman by Warranty deed from Salemtown Ventures LLC, a Tennessee limited liability company of record in Instrument No. 20190219-0015108 Register's Office for Davidson County, Tennessee, dated February 14, 2019 and recorded on February 19, 2019. (Value of consideration shown in aforementioned deed $389,400.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Paula Jill Green, a single woman of record in Instrument No. 20210812-0108716 Register's Office for Davidson County, Tennessee, dated August 09, 2021 and recorded on August 12, 2021. (Value of consideration shown in aforementioned deed $617,400.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 598,000.00

AFFIANT

Subscribed and sworn to before me, this 30 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:

1017B ALICE STREET,NASHVILLE,TN 37218

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 NOVEMBER 30,2021 (date of document).

Kayla Short

Affiant Signature

11/30/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 30 day of NOVEMBER, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

