Karen Johnson Davidson County
Batch# 769734 DEEDWARR
12/08/2021 10:01:30 AM 5 pgs
Fees: $28.00 Taxes: $1,899.58
20211208-0162670

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: 091-10-0P-004.00-CO

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,

Nicholas L. Amendola, a single 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 this 01 day of December, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nicholas L. Amendola

STATE OF ~~TENNESSEE~~ Indiana SLP

COUNTY OF St. Joseph

On this 01 day of December, 2021, before me personally appeared Nicholas L. Amendola, 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: Stacey L. Pickens

Commission Expires:

10-27-2028

STACEY L PICKENS
Notary Public - Seal
St Joseph County - State of Indiana
Commission Number NP0729596
My Commission Expires Oct 27, 2028

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 511B Snyder Avenue, Nashville, TN 37209

TAX PARCEL ID/APN (For informational purposes only): 091-10-0P-004.00-CO

Land in Davidson County, Tennessee, being Unit No. 4, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Snyder Maxon Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170503-0043776 and being shown on Plat attached thereto as Exhibit "C", 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 Dustin W. Wilson and Samantha M. Smith, both unmarried as tenants in common with rights of survivorship by Warranty deed from Gmat Holdings G.P., of record in Instrument No. 20180326-0028218 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on March 26, 2018. (Value of consideration shown in aforementioned deed $354,900.00.)

Being the same property conveyed to Nicholas L. Amendola, a single man by Warranty deed from Dustin W. Wilson and Samantha M. Smith, husband and wife of record in Instrument No. 20191127-0122585 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on November 27, 2019. (Value of consideration shown in aforementioned deed $375,000.00.) Being also known as 511B Snyder Avenue 4 Nashville, Tennessee 37209.

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 $ 513,400.00

AFFIANT

Subscribed and sworn to before me, this 2ND day of DECEMBER, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address: 511B Snyder Avenue, Nashville, TN 37209

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 DECEMBER 2, 2021 (date of document).

Kayla Short
Affiant Signature

12/2/2021
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 2ND day of DECEMBER, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

