This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 381648

Karen Johnson Davidson County
Batch# 773324 DEEDWARR
12/14/2021 09:00:30 AM 5 pgs
Fees: $28.00 Taxes: $1,108.89
20211214-0165008

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 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: 16213003800
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,

JD Home Solutions 4U, LLC, a Nevada Limited Liability Company

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(s) this 17th day of November, 20 21.

JD Home Solutions 4U, LLC, a Nevada Limited Liability Company

Donovan Richard

BY: Donovan Richard
Its: Sole Member

STATE OF Florida

COUNTY OF Seminole County

On this 17th day of November, 20 21, before me personally appeared Donovan Richard, Sole Member of JD Home Solutions 4U, LLC, 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's (or persons') free act and deed.

Type of Identification produced: Texas Driver License

Notary Public

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH153
Expires on July 21, 2024

Printed Name: Xiomara J Giannelli

Commission Expires:

07/21/2024

Notarized online using audio-video communication

EXHIBIT A

MORE COMMONLY KNOWN AS: 345 Cedarmont Drive, Nashville, TN 37211

TAX PARCEL ID/APN: 16213003800

Land in Davidson County, Tennessee:

Being Lot No. 37 on the Plan of Cedarwood Estates, Section One, of record in Book 4675, Page 62, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keyflip, LLC by Warranty Deed from Bart L. Morris and wife, Cathy J. Morris, dated, October 29, 2021, recorded November 3, 2021 of record in Instrument No. 20211103-0147070, Registered 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 $299,700.00

AFFIANT

Subscribed and sworn to before me, this 17 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:

345 Cedamont Drive
Nashville, TN 37211

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 11-17-2021 (date of document).

Kayla Short

Affiant Signature

11-17-2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 17 day of November, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024