Karen Johnson Davidson County
Batch# 790133 DEEDWARR
01/13/2022 03:20:30 PM 6 pgs
Fees: $33.00 Taxes: $1,476.67
20220113-0005465

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:
SFR JV-2 Property LLC, a Delaware Limited Liability Company
P.O. BOX 15087
SANTA ANA, CA 92735

Name and address of new owner:
SFR JV-2 Property LLC, a Delaware Limited Liability Company
P.O. BOX 15087
SANTA ANA, CA 92735

Map parcel number: 062020B25300CO

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,

SFR JV-2 Property LLC, a Delaware Limited Liability Company,

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 22nd day of December, 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

_____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, _____, 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 _____ day of _____, 20 ____

_____

Notary Public

Printed Name: _____

My Commission Expires:

see attached

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 22nd day of December, 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 22ND day of DECEMBER, 20 21.

_____
Notary Public

Printed Name: Breana Snitker

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

Commission Expires:

11/24/2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4648 Cather Court, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 062020B25300CO

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Final Plat Cluster Lot Development of Abbington Park Phase One - Section Five, of record in Plat at Instrument No. 20060113-005368, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property being the same property conveyed by from Anthony Rushing and Whitney Rushing, Husband and wife to Opendoor Property Trust I, a Delaware statutory trust, recorded December 7, 2021, at Instrument No. 20211207-0162434, of the Register's Office of Davidson County, Tennessee
Being also known as 4648 Cather Court Nashville, Tennessee 37214.

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ AZ)

COUNTY OF ~~Davidson~~ Maricopa

The actual consideration (or value, whichever is greater) for this transfer is $399,100.00.

AFFIANT Daniel Nelson

Subscribed and sworn to before me, this 12th day of Dec, 2024.

NOTARY PUBLIC
My Commission Expires: 6/24/25

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

Property address: 4648 Cather Court, Nashville, TN 37214

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 22nd, 2021 (date of document).

Kayla Short
Affiant Signature

12/22/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 22nd day of December, 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