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

Karen Johnson Davidson County
Batch# 791468 DEEDWARR
01/18/2022 09:45:30 AM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20220118-0006477

Send tax bills to:
Tyke Clore
1614 14th Ave north
Nashville, TN 37218

Name and address of new owner:
Tyke Clore
1614 14th Ave north
Nashville, TN 37218

Map parcel number: 08008042300

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,

Tyke Clore, an unmarried 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.

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Witness our hand this 6 day of Jan, 2022, 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: Sarah Payne
Title: Auth Signer

State of AZ
County of Maricopa

Personally appeared before me, Kylie Celeste Ottney, a Notary Public in and for said County and State, Sarah Payne, 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 6 day of Jan, 2022

_____
Notary Public

Printed Name: Kylie Celeste Ottney

Commission Expires:

Feb 11 2025

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596091
My Comm. Expires Feb 11, 2025

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $350,000.00

AFFIANT

Subscribed and sworn to before me, this 6 day of JANUARY, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
2852 Hydes Ferry Road,
Nashville, TN 37218 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2852 Hydes Ferry Road, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 08008042300

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of River Meadows Subdivision, Section 1 of record in Plat Book 9700, Page 105, 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 Helena Lasha Farrow, unmarried by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington DC of record in Instrument No. 20100405-0024799 Register's Office for Davidson County, Tennessee, dated March 26, 2010 and recorded on April 05, 2010. (Value of consideration shown in aforementioned deed $105,000.00.)

Being the same property conveyed to Helene Lasha Farrow, unmarried by Quitclaim deed from Helene Lasha Farrow also known as Helena Lasha Farrow, unmarried of record in Instrument No. 20160224-0017647 Register's Office for Davidson County, Tennessee, dated October 10, 2015 and recorded on February 24, 2016. (Value of consideration shown in aforementioned deed $10.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Helene Lasha Farrow, an unmarried woman of record in Instrument No. 20210816-0109922 Register's Office for Davidson County, Tennessee, dated August 05, 2021 and recorded on August 16, 2021.

Being also known as 2852 Hydes Ferry Road Nashville, Tennessee 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 1/6/2022 (date of document).

Kayla Short
Affiant Signature

1/6/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 6 day of JANUARY, 2022,

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