This instrument prepared by and (MAIL) instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd.,
Suite 400 Duluth, GA 30096
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 797157 DEEDWARR
01/31/2022 08:16:30 AM 5 pgs
Fees: $28.00 Taxes: $2,257.00
20220131-0010679

Send tax bills to:
Roosevelt Broadnax and Clarissa Broadnax
6192 Mt Pisgah Road
Nashville, TN 37211

Name and address of new owner:
Roosevelt Broadnax and Clarissa Broadnax
6192 Mt Pisgah Road
Nashville, TN 37211

Map parcel number: 172140B24600CO

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,

Roosevelt Broadnax, a single man and Clarissa Broadnax , a single woman

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 18th day of January, 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: 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 18th day of January, 2022.

_____
Notary Public

Printed Name: Breana Snitker

Commission Expires:

11/24/2024

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

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 6192 Mt Pisgah Road, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 172140B24600CO

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Winfield Park, Phase 2, Section 2 of record in Plat at Instrument No. 20030422-0052787, 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 Mary Carroll Shoemaker and Matthew Shoemaker, wife and husband by Warranty deed from Hamid Toloogolzari and Azadeh Jafari Shahhosseini of record in Instrument No. 20070117-0006662 Register's Office for Davidson County, Tennessee, dated November 30, 2006 and recorded on January 17, 2007.

Being the same property conveyed to Arvin Harbehband, unmarried by Trustee's deed from Michael Gigandet, Trustee for the Bankruptcy Estate of Matthew Shoemaker and Mary Shoemaker, Case No. 20-01497-MH3-7, in the United States Bankruptcy Court for the Middle District of Tennessee of record in Instrument No. 20201217-0149602 Register's Office for Davidson County, Tennessee, dated December 09, 2020 and recorded on December 17, 2020.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Arvin Harbehband, unmarried of record in Instrument No. 20210702-0089793 Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 02, 2021.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $610,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 18th day of January, 2022.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
6192 Mt. Pisgah Road, 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 January 18th, 2022 (date of document).

Kayla Short

Affiant Signature

January 18th, 2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 18th 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