Karen Johnson Davidson County
Batch# 799483 DEEDWARR
02/02/2022 03:41:30 PM 5 pgs
Fees: $28.00 Taxes: $950.90
20220202-0012641

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
File No: 403481

Send tax bills to:
Barrett Lemuel Frederick
3023 Penn Meade Way
Nashville, TN 37214

Name and address of new owner:
Barrett Lemuel Frederick
3023 Penn Meade Way
Nashville, TN 37214

Map parcel number: 052130B15600CO

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,

Barrett Lemuel Frederick, 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

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 21 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 21 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: 3023 Penn Meade Way, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 052130B15600CO

Land in Davidson County, Tennessee, being Unit No. 194 on the Condominium Site plan of River Glen, a Planned Unit Development, Phase IV, Section 2, of record in Plat Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phil Trello and Nellie Mercado, Husband and Wife by Warranty deed from Christopher A. Mathe, unmarried of record in Instrument No. 20140506-0038466 Register's Office for Davidson County, Tennessee, dated May 05, 2014 and recorded on May 06, 2014. (Value of consideration shown in aforementioned deed $92,000.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Phil Trello and Nellie Mercado, a married Couple of record in Instrument No. 20211216-0166485 Register's Office for Davidson County, Tennessee, dated December 09, 2021 and recorded on December 16, 2021 . (Value of consideration shown in aforementioned deed $245,800.00.) Being also known as 3023 Penn Meade Way 194 Nashville, Tennessee 37214.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $257,000.00

AFFIANT

Subscribed and sworn to before me, this 21 day of January, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
3023 PENN MEADE WAY,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 January 21 2022 (date of document).

Kayla Short
Affiant Signature

1/21/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 21 day of January, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

