Karen Johnson Davidson County
Batch# 805515 DEEDWARR
02/15/2022 12:54:30 PM 5 pgs
Fees: $28.00 Taxes: $1,128.50
20220215-0017487

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:
Daniel Nimmo
1553 Lincoya Bay Drive
Nashville, TN 37214

Name and address of new owner:
Daniel Nimmo
1553 Lincoya Bay Drive
Nashville, TN 37214

Map parcel number: 109050D02700CO

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,

Daniel Nimmo, 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 2nd day of February, 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 2nd day of February, 2022.

_____
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

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 305,000.00

AFFIANT

Subscribed and sworn to before me, this 2ND day of FEBRUARY, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
1553 Lincoya Bay Drive, Nashville, TN 37214 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1553 Lincoya Bay Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 109050D02700CO

Land in Davidson County, Tennessee, being Unit No. 1553 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040628-0076712 and Supplementary Declarations of record as Instrument No. 20041028-0129585, Register s Office for Davidson County, Tennessee, to which reference is hereby made. The casements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit C of the Supplementary Declarations appearing as Instrument No. 20041028-0129585, said Register s Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Satbir Minhas, a single man and Veena Anand, a single woman by Warranty deed from Amanda M. Freese and husband, Tanner D. Freese of record in Instrument No. 20180207-00123432 Register's Office for Davidson County, Tennessee, dated February 02, 2018 and recorded on February 07, 2018. (Value of consideration shown in aforementioned deed $232,500.00 .)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Satbir Minhas and Veena Anand, husband and wife of record in Instrument No. 20211116-0152507 Register's Office for Davidson County, Tennessee, dated November 03, 2021 and recorded on November 16, 2021. (Value of consideration shown in aforementioned deed $308,000.00.) Being also known as 1553 Lincoya Bay Drive 1553 Nashville, Tennessee 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 2/3/22 (date of document).

Kayla Short
Affiant Signature

2/3/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 3RD day of FEBRUARY, 20 22,

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