Karen Johnson Davidson County
Batch# 817797 DEEDWARR
03/08/2022 03:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,864.06
20220308-0026554

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:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85281

Map parcel number: 092060C00100CO

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,

Thomas Austin Basile and Kacey Anne Basile husband and wife,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,

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 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.

Thomas Austin Basile

Kacey Basile
Kacey Anne Basile

STATE OF TENNESSEE

COUNTY OF Davidson

On this 22nd day of February, 20 22, before me personally appeared Thomas Austin Basile & Kacey Anne Basile, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Tressie M. Lewis
Notary Public

Printed Name: Tressie M. Lewis

Commission Expires:
01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2423A Batavia Street, Nashville, TN 37208

TAX PARCEL ID/APN (For informational purposes only): 092060C00100CO

Land in Davidson County, Tennessee, being Unit A together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2423 Batavia Street Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171020-0107493, and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to George Curran by Warranty deed from Torque Development Group, LLC of record in Instrument No. 20171009-0103281 Register's Office for Davidson County, Tennessee, dated October 02, 2017 and recorded on October 09, 2017. (Value or consideration as shown in aforementioned deed $185,000.00.)

Being the same property conveyed to Thomas Austin Basile and Kacey Anne Basile, husband and wife by Warranty deed from George Curran, unmarried of record in Instrument No. 20200512-0048935 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 12, 2020. (Value of consideration shown in aforementioned deed $380,000.00.)

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 503,800.00

AFFIANT

Subscribed and sworn to before me, this 22nd day of February, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

2423A Batavia Street, Nashville, TN 37208

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 2/22/2022 (date of document).

Kayla Short
Affiant Signature

2/22/2022
Date

State of Georgia
County of Guinnett

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