Karen Johnson Davidson County
Batch# 822909 DEEDWARR
03/16/2022 10:04:30 AM 5 pgs
Fees: $28.00 Taxes: $1,349.39
20220316-0030489

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

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: 081-11-0-345-00

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,

Jp Investment Group LLC, a Tennessee limited liability company

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 9th day of February, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Johnnie B Poole II

Jp Investment Group LLC
By: Johnnie B. Poole II, Manager

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, Johnnie B. Poole II, Manager for Jp Investment Group, LLC, a Notary Public in and for said County and State, Texas, 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.

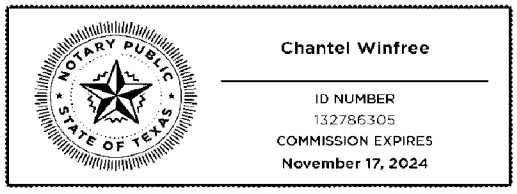
Witness my hand, at office, this 9th day of February, 20 22

Chantel Winfree

Notary Public, State of Texas

Printed Name: Chantel Winfree

My Commission Expires: 11/17/2024



Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $364,700.00

AFFIANT

Subscribed and sworn to before me, this 10TH day of FEBRUARY, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

1727 14th Avenue North, Nashville, TN 37208 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1727 14th Avenue North, Nashville, TN 37208

TAX PARCEL ID/APN (For informational purposes only): 081-11-0-345-00

Land in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 285 on the Map of D. T. McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for said County, and described according to a survey and plat made by Norris H. Hickerson, Surveyor, dated April 26, 1954, as follows:

Beginning at a stake in the westerly margin of 14th Avenue North, said stake being located north 37 degrees west 595 feet from the northerly margin of Wheeless Street, passing the common corner of Lots Nos. 284 and 285 at 550 feet; running thence south 53 degrees west, with an old established wire fence, and parallel to Wheeless Street, 170 feet to an iron pin in the easterly margin of a 16 foot alley; thence with the easterly margin of said 16 foot alley, north 37 degrees west 55 feet to the common corner of Lots Nos. 285 and 286; thence with the original lot line of Lots Nos. 285 and 286, north 53 degrees east 170 feet to the westerly margin of 14th Avenue North, being the common corner of Lots Nos. 285 and 286; thence with the westerly margin of 14th Avenue North, south 37 degrees east 55 feet to the point of beginning.

Being the same property conveyed to Theodore Britton and wife, Joan D. Britton by Warranty deed from Metropolitan Development and Housing Agency of record in Instrument No. 19991209-0301431 Register's Office for Davidson County, Tennessee, dated November 30, 1999 and recorded on December 9, 1999. (Value of consideration shown in aforementioned deed $75,000.00.)

The said Joan D. Britton is deceased, having died on or about December 3, 2013 leaving Theodore Britton as surviving tenant by the entirety.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Theodore Britton, unmarried of record in Instrument No. 20200113-0004538 Register's Office for Davidson County, Tennessee, dated January 09, 2020 and recorded on January 13, 2020. (Value of consideration shown in aforementioned deed $90,000.00.) Being also known as 1727 14th Avenue North Nashville, Tennessee 37208.

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

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 2/10/22 (date of document).

Kayla Short
Affiant Signature

2/10/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 10TH 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