Karen Johnson Davidson County
Batch# 842380 DEEDWARR
04/20/2022 08:22:30 AM 6 pgs
Fees: $33.00 Taxes: $831.39
20220420-0045377

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: 136-03-0A-051.00-CO

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,

Dustin Tyler Wallace and Simone DeLong, 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 8th day of April, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dustin Tyler Wallace

Dustin Tyler Wallace

Simone Delong

Simone DeLong

STATE OF Florida

COUNTY OF Manatee

SJS 04/08/2022

On this 8th day of April, 2022, before me personally appeared Dustin Tyler Wallace and Simone Delong as Grantor, 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.

Sherri Joy Small

Presented GA DL as ID & Multifactor Authentication
no other signers were present in this meeting

Notary Public State of Florida

Printed Name: Sherri Joy Small

Commission Expires: 04/23/2024

SHERRI JOY SMALL
Notary Public - State of Florida
Commission # GG 981136
Expires on April 23, 2024

Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of FLORIDA)
)
☐ City ☑ County of Hillsborough)

On 04/08/2022 (Date) before me, Brandon Johnson (Notary Name),

personally appeared Dustin Tyler Wallace
(Name(s) of Signer(s))

❑ personally known to me **-- OR --**

❑ proved to me on the basis of the oath of _____ **-- OR --**
(Name of Credible Witness)

☑ proved to me on the basis of satisfactory evidence: driver_license
(Type of ID Presented)

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.

BRANDON JOHNSON
Notary Public - State of Florida
Commission # HH 27074
Expires on August 3, 2024

Notary Public Signature: B. Johnson

Notary Name: Brandon Johnson

Notary Commission Number: HH 27074

Notary Commission Expires: 08/03/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Deed

Document Date: 04/08/2022 Number of Pages (w/ certificate): 3

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Dustin Tyler Wallace

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
☑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____
Signer Is Representing: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: N/A

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____
Signer Is Representing: _____

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4000 Anderson Road, Unit 51, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 136-03-0A-051.00-CO

Land in Davidson County, Tennessee being Building 7, Unit No. 51 on the Plan of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Plat Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dustin Tyler Wallace, unmarried by Warranty deed from Stephen A. Minton and wife, Joanie B. Minton of record in Instrument No. 20160616-0061158 Register's Office for Davidson County, Tennessee, dated June 14, 2016 and recorded on June 16, 2016. (Value of consideration shown in aforementioned deed $25,000.00.) Being also known as 4000 Anderson Road 51 Nashville, Tennessee 37217.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $224,700.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 8th day of April, 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:
4000 Anderson Road, Unit 51, Nashville, TN 37217

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 04/07/2022 (date of document).

Kayla Short

Affiant Signature

04/07/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 7th day of April, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

STATE OF GEORGIA NOTARY PUBLIC