Karen Johnson Davidson County
Batch# 874843 DEEDWARR
06/21/2022 11:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,450.77
20220621-0070382

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: 142-09-0D-127-00

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,

Nicholas J Jenkins, a single man

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 June, 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.

Nicholas J Jenkins

Nicholas J Jenkins

STATE OF Florida

COUNTY OF Miami-Dade

On this 9th day of June, 20 22, before me personally appeared **Nicholas J Jenkins**, 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.

Notary Public

Printed Name: Gabriel E. Gonzalez

Commission Expires:

11/08/2024

GABRIEL E. GONZALEZ
Notary Public - State of Florida
Commission # HH 61171
Expires on November 8, 2024

Notarized online using audio-video communication

Proved to me on the basis of satisfactory evidence: TN DL

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1062 General George Patton Road, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 142-09-0D-127-00

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1062 together with the carport designated 1062-C, River Plantation, Section Six, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Plat Book 5200, Page 359 and 360, amended by Surveyor's Certificate of Correction in Book 5807, Page 669, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Matthew S. Horvath and wife, Hannah L. Horvath by Warranty deed from Joan S. Jones, unmarried of record in Instrument No. 20141208-0112116 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on December 08, 2014. (Value of consideration shown in aforementioned deed $185,000.00.)

Being the same property conveyed to Nicholas J. Jenkins, single man by Warranty deed from Matthew S. Horvath and wife, Hannah L. Horvath of record in Instrument No. 20200330-0033757 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 30, 2020. (Value of consideration shown in aforementioned deed $279,900.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 392,100.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 9TH day of JUNE, 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:
1062 GENERAL GEORGE PATTON ROAD
NASHVILLE, TN 37221

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 06-09-2022 (date of document).

Kayla Short

Affiant Signature

06-09-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 9TH day of JUNE, 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