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:
**Matthew Shaffer and Lauren Gardner**
506 Broussard Boulevard
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 876071 DEEDWARR
06/23/2022 09:16:30 AM 5 pgs
Fees: $28.00 Taxes: $1,914.75
20220623-0071539

Name and address of new owner:
Matthew Shaffer and Lauren Gardner
506 Broussard Boulevard
Nashville, TN 37221

Map parcel number: 142-02-0C-006-00

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,

**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,

**Matthew Shaffer and Lauren Gardner, husband and wife**

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.

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 27th day of May, 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.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Sarah Payne
Title: Auth Signer

State of AZ
County of Maricopa

Personally appeared before me, Kylie Celeste Ottney, a Notary Public in and for said County and State, Sarah Payne, 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 27th day of May, 20 22

_____
Notary Public

Printed Name: Kylie Celeste Ottney

Commission Expires:

Feb 11 2025

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596091
My Comm. Expires Feb 11, 2025

# AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $ $517,500.00

AFFIANT

Subscribed and sworn to before me, this 27TH day of MAY, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
506 Broussard Boulevard, Nashville, TN 37221 (Davidson)

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 506 Broussard Boulevard, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 142-02-0C-006-00

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 6, Parkvue, established in the Master Declaration of record in Instrument No. 20190206-0011430, Declaration of record in 20190206-001432 and as shown on Exhibit A-1 of the Supplemental Declaration of record in Instrument No. 20200828-0097614, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

Being a portion of the same property conveyed to Parkvue Development, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Victor Hazelwood of record in Instrument No. 20180404-0031415 Register's Office for Davidson County, Tennessee, dated March 30, 2018 and recorded on April 04, 2018. (Value or consideration as shown in aforementioned deed $650,000.00.)

Being a portion of the same property conveyed to Parkside Builders, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Parkvue Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200916-0105657 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on September 16, 2020. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Alyssa McNally and Sean T. McNally, wife and husband by Warranty deed from Parkside Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20210310-0031837 Register's Office for Davidson County, Tennessee, dated March 05, 2021 and recorded on March 10, 2021. (Value of consideration shown in aforementioned deed $384,040.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Alyssa McNally and Sean T. McNally, wife nd husband of record in Instrument No. 20220408-0041342 Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on April 08, 2022. (Value of consideration shown in aforementioned deed $466,600.00.)

## 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 5/27/22 (date of document).

Kayla Short
Affiant Signature

5/27/22
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 27TH day of MAY, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

