Karen Johnson Davidson County
Batch# 881650 DEEDWARR
06/30/2022 09:51:30 AM 5 pgs
Fees: $28.00 Taxes: $1,762.68
20220630-0075843

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: 050-02-0A-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,

Ramone Bolling and Nikki Bolling, 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 28th 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.

Ramone Bolling

Ramone Bolling

Nikki Bolling

Nikki Bolling

STATE OF Texas

COUNTY OF Harris

On this 28th day of June, 20 22, before me personally appeared Nikki Bolling and Ramone Bolling, 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: Zahra Daniels

Commission Expires: Notary Public, State of Texas

08/03/2024

NOTARY PUBLIC STATE OF TEXAS

Zahra Daniels

ID NUMBER
132602432
COMMISSION EXPIRES
August 3, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2413 Solomon Lane, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 050-02-0A-127-00

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

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Final Plat of Belle Arbor PUD, Phase 4 (formerly known as Victory Village PUD) of record in Instrument No. 20180503-0042421, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ramone Bolling and Nikki Bolling, husband and wife, from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated November 21, 2018 and recorded November 26, 2018 in Instrument No 20181126-0115055, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 476,400.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 28th 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:

2413 Solomon Lane, Nashville, TN 37207

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 06/28/2022 (date of document).

Kayla Short

Affiant Signature

06/28/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 28th day of June, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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