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:
ICM SFR LP, a Delaware Limited Partnership
58 S River Dr Ste 150
Tempe, AZ 85288

Karen Johnson Davidson County
Batch# 945465 DEEDWARR
11/29/2022 12:12:30 PM 5 pgs
Fees: $28.00 Taxes: $925.00
20221129-0125144

Name and address of new owner:
ICM SFR LP, a Delaware Limited Partnership
58 S River Dr Ste 150
Tempe, AZ 85288

Map parcel number: 108-16-0-154-00

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,

ICM SFR LP, a Delaware Limited Partnership,

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.

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 17th day of November, 2022, 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 17th day of November, 2022.

_____
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 $ $250,000.00

AFFIANT

Subscribed and sworn to before me, this 17TH day of NOVEMBER, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

3268 Priest Woods Drive, Nashville, TN 37214 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3268 Priest Woods Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 108-16-0-154-00

Land in Davidson County, Tennessee, known as Lot 13B, Percy Priest Woods, as of record in Book 5200, page 607, Register's Office for Davidson County, Tennessee, and described according to a survey of Stanford and Associates, dated August 24, 1983, as follows:

Beginning at a point in the Southerly boundary of Pleasant View Drive, at the common Boundary of Lots 12 and 13, Percy Priest Woods; thence, following said boundary of said road in a Westerly direction 80 feet 10 a point; thence, around a curve in a Southwesterly direction 25 feet to a point; thence, along the Easterly boundary of Priest Woods Drive in a Southerly direction 30.2 feet to a point; thence, in an Easterly direction 105 feet to a point in the Westerly boundary of Lot 12; thence, in a Northerly direction 55.2 feet to the point of beginning.

Being the same property conveyed to Zachary Gray Ellsworth, unmarried man by Warranty deed from Christina Irene Watkins, now known as Christina Watkins Culpepper, a married woman of record in Instrument No. 20190816-0082129 Register's Office for Davidson County, Tennessee, dated August 14, 2019 and recorded on August 16, 2019. (Value of consideration shown in aforementioned deed $175,000.00.).

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 11/17/22 (date of document).

Kayla Short

Affiant Signature

11/17/22

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 17TH day of NOVEMBER, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

