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

Karen Johnson Davidson County
Batch# 1066837 DEEDWARR
10/31/2023 02:18:30 PM 5 pgs
Fees: $28.00 Taxes: $1,073.37
20231031-0085138

Send tax bills to:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85288

Map parcel number: 073-16-0A-103-00-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,

Alyse Sidoli , a single woman

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 27th day of October, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alyse Sidoli

Alyse Sidoli

STATE OF Texas

COUNTY OF Kerr

On this 27th day of October, 2023, before me personally appeared Alyse Sidoli, 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: Heather Cook

Commission Expires:

01/19/2024

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS

Heather Cook

ID NUMBER
12885300-7
COMMISSION EXPIRES
January 19, 2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 103 Cumberland Trace, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 073-16-0A-103-00-CO

A Certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 103, as shown on the Plat of Cumberland Trace of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, and described in Declaration of Covenants, Conditions, and Restrictions recorded in Book 6218, Page 528, and as amended by First Amendment of record in Instrument No. 20090825-0080066 and by Second Amendment of record in Instrument No. 20220802-0087899, said Register's Office to which reference is hereby made.

Being the same property conveyed to Alyse Sidoli, a single woman by Warranty deed from Mark Ross, a married man of record in Instrument No. 20210303-0027545 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 03, 2021.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 290,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF GA

COUNTY OF Gwinnett

Sworn to before me this 27TH day of OCTOBER, 20 23.

Notary Public
My Commission Expires:

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

Property Address: 103 Cumberland Trace, Nashville, TN 37214

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, 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 10/27/2023 (date of document).

Affiant Signature

10/27/2023
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 27TH day of OCTOBER, 20 23,

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