Karen Johnson Davidson County
Batch# 1090497 DEEDWARR
01/11/2024 08:26:30 AM 5 pgs
Fees: $28.00 Taxes: $1,337.92
20240111-0002288

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 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: 173090A82100CO

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,

Sweetbriar Partners, GP, a Tennessee General Partnership,

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 09 day of January, 20 24, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sweetbriar Partners, GP, a Tennessee General Partnership

By: J.A. Dench, Managing Partner
Julian A. Dench, Managing Partner

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Tressie M. Lewis, a Notary Public in and for said County and State, Julian A. Dench, 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 09 day of January, 20 24

Tressie M. Lewis
Notary Public

Printed Name: Tressie M. Lewis

My Commission Expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2653 Avery Park Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 173090A82100CO

Land in Davidson County, Tennessee, being Lot No. 623 on the Plan of Second Revision to Lots 618 through 624 and 777, Phase Eight, Lenox Village, of record in Instrument No. 20080508-0047738, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sweetbriar Partners, GP, a Tennessee general partnership by Warranty Deed from Stephanie Posada and husband, Juan Posada of record in Instrument No. 20171106-0113727 Register's Office for Davidson County, Tennessee, dated November 02, 2017 and recorded on November 06, 2017.

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 $ 361,600.00 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 9 day of January, 2024.

Notary Public

My Commission Expires:

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

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 1-9-2024 (date of document).

Robynn Miller

Affiant Signature

1-9-2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 9 day of January, 2024,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

