Karen Johnson Davidson County
Batch# 1110415 DEEDWARR
03/12/2024 03:26:30 PM 6 pgs
Fees: $33.00 Taxes: $2,114.18
20240312-0017222

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: 119-05-0-425-00

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,

Honeydog Enterprises Ltd., Inc., a Foreign Corporation

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 27 day of February, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Honeydog Enterprises Ltd., Inc., a Foreign Corporation

by: _____
Wayne Burton, Director

by: _____
Darin Orr, Director

Province ~~STATE~~ OF Alberta, Canada

COUNTY OF Lethbridge

On this 27 day of Feb, 2024, before me personally appeared Wayne Burton and Darin Orr, Directors, 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

SPENCER L. ASH
Barrister & Solicitor
A Commissioner for Oaths and Notary Public
in and for the Province of Alberta
My Commission expires at the
Pleasure of the Lt. Governor of Alberta

Printed Name: _____

Commission Expires: _____

APOSTILLE

(Convention de la Haye du 5 octobre 1961)

1. Country | Pays : **CANADA**

This public document | Le présent acte public

2. has been signed by | a été signé par : : **SPENCER LEE ASH**

3. acting in the capacity of | agissant en qualité de : **Notary Public**

4. bears the seal / stamp of | est revêtu du sceau / timbre de :: **SPENCER LEE ASH**

Certified | Attesté

5. at | à : **Edmonton, Canada**

6. the | le :**4TH** day of **MARCH, 2024.**

7. by | par : **Deputy Provincial Secretary's Office, Government of Alberta**

8. N° | sous n° : AB-24-004423-637692-M

9. Seal / stamp | Sceau / timbre :

10. Signature | Signature :

Mary E. Clark, Registrar

Comments | Commentaires :

This Apostille only certifies the signature, the capacity of the signer, and, where appropriate, the seal or stamp it bears. It does not certify the content of the document for which it was issued.

This Apostille is not valid for use anywhere within Canada.

If this document is to be used in a country which is not party to the Hague Convention of 5 October 1961, it may need to be legalized by a consular office of the country of destination.

To verify the issuance of this Apostille, see:
https://apostille.canada.ca/en/eregister-eregistre

Cette Apostille atteste uniquement la véracité de la signature, la qualité en laquelle le signataire de l'acte a agi et, le cas échéant, l'identité du sceau ou timbre dont cet acte est revêtu. Elle ne certifie pas le contenu de l'acte pour lequel elle a été émise.

L'utilisation de cette Apostille n'est pas valable au Canada.

Si cet acte est destiné à un pays non partie à la Convention de La Haye du 5 octobre 1961, il pourrait nécessiter une légalisation par un consulat du pays de destination.

Cette Apostille peut être vérifiée à l'adresse suivante :
https://apostille.canada.ca/fr/eregister-eregistre

Alberta Justice

Canada

202403120017222

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2415 Foster Avenue, Nashville, TN 37210

TAX PARCEL ID/APN (For informational purposes only): 119-05-0-425-00

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 15 and 16, W. F. Davis' Subdivision of Block 22, Cumberland Nurseries Plan of record in Plat Book 6200, Page 939, 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 Honeydog Enterprises Ltd, Inc., a Foreign Corporation by Warranty Deed from Bradshaw Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161215-0131532 Register's Office for Davidson County, Tennessee, dated December 02, 2016 and recorded on December 15, 2016.

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 $ 571,400.00 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 February, 20 24.

Notary Public
My Commission Expires:

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

Property Address: 2415 Foster Avenue, Nashville, TN 37210

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 2/27/2024 (date of document).

Affiant Signature

2/27/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 27th day of February, 20 24,

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