Karen Johnson Davidson County
Batch# 1117096 DEEDWARR
04/02/2024 09:19:30 AM 6 pgs
Fees: $33.00 Taxes: $1,765.27
20240402-0022588

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: 081020M00200CO

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,

Cavendish Investments LLC, a Tennessee limited liability company

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

Cavendish Investments LLC, a Tennessee limited liability company

Andrew Bates, its president/secretary

By: Andrew Bates, its President/Secretary

(Remainder of page Intentionally left blank)

STATE OF Texas

COUNTY OF Brazoria

Personally appeared before me, Tamie Mason, a Notary Public in and for said County and State, ***Andrew Bates, President/Secretary of Cavendish Investments LLC, a Tennessee Limited Liability Company***, 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.

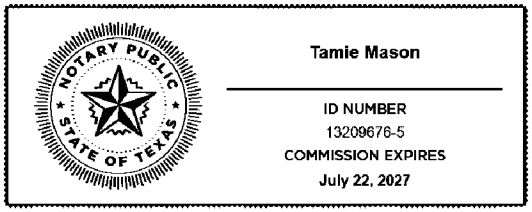
Witness my hand, at office, this 27th day of March, 20 24

Jamie Mason

Notary Public

Printed Name: Tamie Mason

My Commission Expires: 07/22/2027



Electronically signed and notarized online using the Proof platform.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1717B McKinney Avenue, Nashville, TN 37208

TAX PARCEL ID/APN (For informational purposes only): 081020M00200CO

Land in Davidson County, Tennessee, being Unit B, 1717 Mckinney Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 1717 McKinney Avenue Townhomes, of record in Instrument No. 20160630-0067012, 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 Andrew Bates, an unmarried man by Warranty Deed from Ribbon Cutter, Inc., a Delaware corporation of record in Instrument No. 20170322-0027953 Register's Office for Davidson County, Tennessee, dated March 20, 2017 and recorded on March 22, 2017.

Being the same property conveyed to Cavendish Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from Andrew Bates of record in Instrument No. 20170911-0092863 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on September 11, 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 $ 477,100.00 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 March, 20 24.

Notary Public
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

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

Property Address: 1717B McKinney Avenue, Nashville, TN 37208

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 3/27/2024 (date of document).

Affiant Signature

3/27/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 27th day of March, 2024,

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