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# 1131827 DEEDWARR
05/07/2024 11:21:30 AM 5 pgs
Fees: $28.00 Taxes: $1,794.50
20240507-0033499

Send tax bills to:
Nicholas Gorski and Addison Markham
1711B Nubell Street
Nashville, TN 37208

Name and address of new owner:
Nicholas Gorski and Addison Markham
1711B Nubell Street
Nashville, TN 37208

Map parcel number: 081033A00200CO

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,

Nicholas Gorski, an unmarried man and Addison Markham, an unmarried woman, as Joint Tenants with Rights of Survivorship,

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 3 day of MAY, 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.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Blake Hardy
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Logan Roy Wagner, a Notary Public in and for said County and State, Blake Hardy, 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 3 day of MAY, 20 24.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2025

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1711B Nubell Street, Nashville, TN 37208

TAX PARCEL ID/APN (For informational purposes only): 081033A00200CO

Land in Davidson County, Tennessee, being Unit No. 1711B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Units 1711A & 1711B Nubell Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161207-0128350 and being shown on Plat attached thereto as Exhibit "B", 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 Andrew B. Bates by Warranty Deed from Freedom Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20171016-0105728 Register's Office for Davidson County, Tennessee, dated October 12, 2017 and recorded on October 16, 2017.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Andrew B. Bates, a married man as his sole and separate property of record in Instrument No. 20231215-0096863 Register's Office for Davidson County, Tennessee, dated December 12, 2023 and recorded on December 15, 2023.

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 $ 485,000.00 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 3 day of MAY, 20 24.

Notary Public
My Commission Expires:

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

Property address 1711B Nubell Street, 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 MAY 3 2024 (date of document).

Robynn Miller

Affiant Signature

MAY 3 2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 3 day of MAY, 2024,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

