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# 1153865 DEEDWARR
07/02/2024 03:09:30 PM 5 pgs
Fees: $28.00 Taxes: $958.67
20240702-0050050

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: 052-13-0B-019-00-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,

Manuel Edward Wells Sr., an unmarried man,

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

Manuel Edward Wells Sr.

Kentucky

STATE OF ~~TENNESSEE~~

COUNTY OF Christian

On this 27 day of June, 2024, before me personally appeared Manuel Edward Wells Sr, 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: Alowetta J. Bell

ALOWETTA J. BELL
Notary Public
Commonwealth of Kentucky
Commission Number KYNP58236
My Commission Expires Sep 2, 2026

Commission Expires:

Sept 2. 2026

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2513 Sonar Street, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 052-13-0B-019-00-CO

Land in Davidson County, Tennessee, Being Unit No. 66 as created and established by the Master Deed and By Laws for River Glen, a Horizontal Property Regime of record in Book 7566, Page 571 Register's Office for Davidson County, Tennessee and as shown on the Map entitled River Glen, Phase II-B of record in Plat Book 6900, Page 819, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By Laws by instrument of record in Book 7724, page 293, said Register's Office, to all of which reference is heremade for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and ByLaws as maybe from time to time amended as provided therein.

Being the same property conveyed to Manuel Edward Wells, Sr., an unmarried man by Warranty Deed from William T Pittman and Kimberly D Pittman, husband and wife of record in Instrument No. 20130605-0057161 Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on June 5, 2013.

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 $ 259,100.00 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 June, 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:
2513 Sonar Street, 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 June 27th 2024 (date of document).

Robynn Miller

Affiant Signature

June 27th 2024

Date

State of GA

County of Gwinnett

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