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# 1169315 DEEDWARR
08/14/2024 03:11:30 PM 5 pgs
Fees: $28.00 Taxes: $1,105.56
20240814-0062278

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: 08111009600

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,

Caroline Fall Gardner, joined by her husband, John B. Clark

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 12th day of August, 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.

Caroline Fall Gardner

Caroline Fall Gardner

John B Clark

John B. Clark

STATE OF Florida

COUNTY OF Broward

On this 12th day of August, 20 24, before me personally appeared John B Clark and Caroline Fall Gardner, 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.

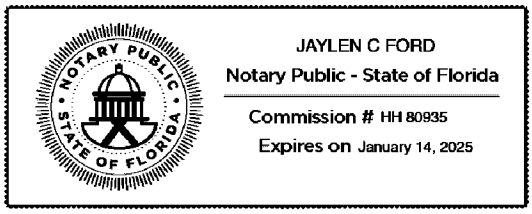
Jaylen C. Ford

Notary Public

Printed Name: Jaylen C Ford

Commission Expires:

01/14/2025



Notarized remotely online using communication technology via Proof.

Type of identification produced: TN driver's license

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1722 21st Avenue North, Nashville, TN 37208

TAX PARCEL ID/APN (For informational purposes only): 08111009600

Land in Davidson County, Tennessee, being Lot No. 4 on the unrecorded Map of Smith and Bishop's Resubdivision of certain lots of J.M., T.J. & G.W. Hardings Plat, of record in Book 21, Page 80, in the Register's Office for Davidson County, Tennessee and being the westerly part of Lot No. 256 of said Harding's Addition.

Said Lot No. 4 fronts 50 feet on the east side of 21st Avenue North and runs back between parallel lines 139 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Caroline Fall Gardner, a single woman by Warranty Deed from Hamilton Realty Investments of record in Instrument No. 20170718-0072196, in the Register's Office for Davidson County, Tennessee, dated July 17, 2017 and recorded on July 18, 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 $ 298800.00 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 12th day of August, 20 24.

Notary Public
My Commission Expires:

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

Property address:
1722 21st Avenue North, 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 8/12/2024 (date of document).

Affiant Signature

8/12/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 12 day of August, 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