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# 1177972 DEEDWARR
09/04/2024 01:28:30 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20240904-0068131

Send tax bills to:
Michael Messina
2428 Grover Street
Nashville, TN 37207

Name and address of new owner:
Michael Messina
2428 Grover Street
Nashville, TN 37207

Map parcel number: 05916026900

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,

Michael Messina, a single man

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 3rd day of Sept, 2024, 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: Giana Schneider
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Mariah Howell, a Notary Public in and for said County and State, Giana Schneider, 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 3rd day of Sept, 2024.

_____
Notary Public

Printed Name: Mariah Howell

My Commission Expires: 08-01-2027

MARIAH HOWELL
Notary Public - Arizona
Maricopa County
Commission # 651802
My Comm. Expires Aug 1, 2027

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2428 Grover Street, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 05916026900

Land located in Nashville, Davidson County, Tennessee 39.93 feet Southeasterly from the Southeast intersection of Francis Street, and Grover Street being Lot 46, J.B. Haynie's Cleveland Plan of Lots recorded in Book 161, Page 35, Register's Office of Davidson County, Tennessee, described according to a boundary survey dated May 14, 2004 by Campbell, McRae and Associates Surveying. Inc., (John Hood, TN. R.L.S. # 1838) as follows:

Beginning at an iron rod (new) in the Southerly margin of Grover Street (50 feet Right of Way), said rod being the most Northerly common front corner of Lots 45 and 46 of J.B. Haynie's Cleveland Plan of Lots of record in Book 161, Page 35, Register's of Davidson County, Tennessee, and being located East 45 degree 00 minutes 00 seconds East 39.93 feet from the Southeast Right of Way Intersection of said Grover Street and Francis Street, thence with said Southerly margin South 45 degrees 00 minutes 00 seconds East 39.93 feet to an iron rod (new) at the most Northerly common front corner of said Lot 46 and of Lot 47 of said J.B. Haynies Cleveland Plan of Lots; thence with the line between said Lot 46 and 47 South 44 degrees 05 minutes 46 seconds West 124.90 feet to an iron rod (new) in the margin of an alley (10 feet Right of Way); thence with the margin of said alley North 44 degrees 58 minutes 53 seconds West 39.68 feet to an iron pin (new); thence with the line between said Lots 45 and 46 North 43 degrees 59 minutes 06 seconds East 124.89 feet to the point of beginning containing 0.11 acres, more or less.

Being the same property conveyed to Eric W. Adams, unmarried by Warranty Deed from Janet M. Hosale, married of record in Instrument No. 20041022-0127214 Register's Office for Davidson County, Tennessee, dated October 15, 2004 and recorded on October 22, 2004. and Re-recorded on December 02, 2004 of Instrument Number 20041202-0143517.

Being the same property conveyed to Eric W. Adams and Lydia M. Adams, husband and wife, joint tenants with right of survivorship by Quitclaim Deed from Eric W. Adams, a married man, who acquired title as an unmarried man, joined by his wife Lydia M. Adams of record in Instrument No. 20180524-0049750 Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on May 24, 2018.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Eric Adams, and Lydia M. Adams, husband and wife of record in Instrument No. 20240131-0006831 Register's Office for Davidson County, Tennessee, dated January 29, 2024 and recorded on January 31, 2024.

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 $ 300,000.00 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 3rd day of September, 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:
2428 Grover Street, Nashville, TN 37207

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 9/3/2024 (date of document).

Affiant Signature

9/3/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 3rd day of September, 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