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# 1205196 DEEDWARR
11/14/2024 09:46:30 AM 5 pgs
Fees: $28.00 Taxes: $2,534.13
20241114-0088639

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: 105113C00200CO

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,

Gary M. Alexander, unmarried

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 November, 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.

Gary M. Alexander

Gary M. Alexander

STATE OF Florida

COUNTY OF Broward

On this 12th day of November, 20 24, before me personally appeared Gary M. Alexander, 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

JAYLEN C FORD
Notary Public - State of Florida
Commission # HH 80935
Expires on January 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: 604 Benton Avenue, Nashville, TN 37204

TAX PARCEL ID/APN (For informational purposes only): 105113C00200CO

Land in Davidson County, Tennessee, being Unit 604 B, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 604 Benton Avenue Cottages, a Horizontal Property Regime with Private Elements as recorded in Instrument No. 20170214-0015272, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gary M. Alexander, unmarried by Warranty Deed from Phillip M. Stinson, a 1/2 undivided interest and David P. Market and Katherine C. Market, husband and wife, a 1/2 undivided interest as tenants in common of record in Instrument No. 20181119-0113482 Register's Office for Davidson County, Tennessee, dated November 05, 2018 and recorded on November 19, 2018.

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 $ 684,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Bloch

Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 12th day of November , 2024.

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 604 Benton Avenue, Nashville, TN 37204

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 11/12/2024 (date of document).

Affiant Signature

11/12/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 12th day of November, 2024,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027