Karen Johnson Davidson County
Batch# 1262338 DEEDWARR
04/21/2025 11:04:30 AM 6 pgs
Fees: $33.00 Taxes: $1,124.80
20250421-0030011

Send tax bills to:
ARIELLE STREET AND ANTHONY BARBER
1722 21ST AVENUE NORTH
NASHVILLE, TN 37208

Name and address of new owner:
ARIELLE STREET AND ANTHONY BARBER
1722 21ST AVENUE NORTH
NASHVILLE, TN 37208

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 579939

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 081-11-0-096.00

WARRANTY DEED

This Deed executed this 16 day of April 20 25, for good consideration of Three Hundred Four Thousand and 00/100 Dollars **($304,000.00)**, I (We) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N. SCOTTSDALE RD., SUITE 1600, TEMPE, AZ 85288, hereby bargain, deed, and convey to **ARIELLE STREET, A SINGLE WOMAN AND ANTHONY MARCUS BARBER, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 1722 21ST AVENUE NORTH, NASHVILLE, TN 37208, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST by Deed dated 08/12/2024 and recorded on 08/14/2024 as Instrument No., 20240814-0062278 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 081-11-0-096.00
Property Address: 1722 21ST AVENUE NORTH, NASHVILLE, TN 37208
This instrument was prepared without the benefit of a title examination.

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.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

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 16th day of April, 2025, 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: Anissa Cienfuegos-Ruiz
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, Anissa Cienfuegos-Ruiz, 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 16th day of April, 2025.

_____
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: 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.

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 $ 304,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Brown
Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 16th day of April , 2025.

NOTARY PUBLIC
My Commission Expires:

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address:

1722 21st Avenue North, Nashville, TN 37208

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 04/16/2025 (date of document).

Affiant Signature

04/16/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 16th day of April, 2025,

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