This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-181717

Karen Johnson Davidson County
Batch# 369392 DEEDWARR
03/09/2020 12:02:30 PM 5 pgs
Fees: $28.00 Taxes: $767.01
20200309-0026240

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400 Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Opendoor Property Trust I, a Delaware Statutory Trust
One Post Street, Floor 11
San Francisco, CA 94104

Name and address of new owner:
Opendoor Property Trust I, a Delaware Statutory Trust
One Post Street, Floor 11
San Francisco, CA 94104
Map parcel number: 150-07-0-198.00
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,

Rahsaan A. Irvin and Ashanti Irvin, Husband and Wife

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 21 day of February, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rahsaan A. Irvin

Ashanti Irvin

STATE OF TENNESSEE

COUNTY OF Davidson

On this 21 day of February 20 20, before me personally appeared Rahsaan A Irvin & Ashanti Irvin, 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: LaTonya S. Smith

Commission Expires:

8/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $207,300.00.

AFFIANT -Jaime Hill
OS National LLC, a Georgia limited liability company

Subscribed and sworn to before me, this 25 day of February, 2020

NOTARY PUBLIC
My Commission Expires:
8-22-22

Property address: 605 Country Meadow Court, Antioch, TN 37013

G MOORE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 22, 2022 GWINNETT COUNTY, GA

EXHIBIT A

STREET ADDRESS: 605 Country Meadow Court, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: OD-NAS-181717

TAX PARCEL ID/APN: 150-07-0-198.00

A certain tract or parcel of land in Davidson County, State of Tennessee, Described as follows, to-wit: land in Davidson County, Tennessee, being Lot No. 175 on the plan of the Country, Section 5 of record in Plat Book 5200, Page 271 and 272, Register' s Office for Davidson County, Tennessee. Said Lot No. 75 fronts 80.00 feet on the Southeasterly margin of Country meadow court and extends back 185.00 feet on the Northerly line and 125.00 feet on the Southerly line to a dead line in the rear measuring 100.00 feet thereon.

Being the same property conveyed to Rahsaan A. Irvin by Warranty deed from Max H. Collum and wife, Cheryl L. Collum of record in Instrument No. 20050901-0104705 Register's Office for Davidson County, Tennessee, dated August 25, 2005 and recorded on September 01, 2005. (Value of consideration shown in aforementioned deed $141,900.00.). Being the same property conveyed to Rahsaan A. Irvin and Ashanti Irvin, husband and wife by Warranty deed from Rahsaan A. Irvin of record in Instrument No. 20180820-0082612 Register's Office for Davidson County, Tennessee, dated July 30, 2018 and recorded on August 20, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 605 Country Meadow Ct Antioch, Tennessee 37013.

Certificate of Authenticity

I, Jacqueline Humphries do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jacqueline Humphries
Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Jacqueline Humphries, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022