Karen Johnson Davidson County
Batch# 372320 DEEDWARR
03/13/2020 02:04:30 PM 5 pgs
Fees: $28.00 Taxes: $627.52
20200313-0028307

This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-200964

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
1 Post Street Floor 11
San Francisco, CA 94104

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1 Post Street Floor 11
San Francisco, CA 94104
Map parcel number: 042-11-0B-108.00-CO
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,

Joseph Kelley, a single man

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

Joseph Kelley

Joseph Kelley

STATE OF TENNESSEE

COUNTY OF CHEATHAM

On this 11 day of MAR, 20 20, before me personally appeared JOSEPH KELLEY, 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

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Printed Name: CHERYL L MOORE

Commission Expires:

11.17.2020

EXHIBIT A

STREET ADDRESS: 186 Heritage Trace Drive, Madison, TN 37115

COUNTY: Davidson

CLIENT CODE: OD-NAS-200964

TAX PARCEL ID/APN: 042-11-0B-108.00-CO

Being a certain condominium apartment situated in Davidson County, Tennessee, described as follows, to-wit:

Being Apartment Unit No. 186 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, page 179; as supplement and amended in Book 4808, page 829; Book 5102, page 383; Book 6380, page 989; Book 6484, page 287; Book 9654, page 906; and in Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed, as supplemented and amended, Reference is hereby made to the Plat of Heritage Village Condominiums as set forth in Exhibit to Master Deed, as supplemented and amended, for a more complete and accurate identification and placement of such Unit.

Being the same property conveyed to Joseph Kelly, an unmarried man by Warranty deed from Donald J. Knowlton, married of record in Instrument No. 20161103-0116352 Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 03, 2016.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $169,600.00.

AFFIANT -Jaime Hill

Subscribed and sworn to before me, this 12 day of March, 2020.

NOTARY PUBLIC
My Commission Expires:
7-2-23

Property address: 186 Heritage Trace Drive, Madison, TN 37115

Natalyn Faith Kingry
My commission expires
Notary
Public
07/02/2023
Gwinnett County, Georgia

Certificate of Authenticity

I, Cynthia Brown, 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.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, 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