This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 223494

Karen Johnson Davidson County
Batch# 461196 DEEDWARR
08/20/2020 04:03:30 PM 5 pgs
Fees: $28.00 Taxes: $865.43
20200820-0094306

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 St Fl 11
San Francisco, CA 94104

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1 Post St Fl 11
San Francisco, CA 94104
Map parcel number: 07504016400
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,

Randall W Jarnigan and Linda K Jarnigan, 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 18 day of August, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Randall W. Jarnigan

Randall W Jarnigan

Linda K. Jarnigan

Linda K Jarnigan

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18 day of August, 20 20, before me personally appeared Randall W. Jarnigan + Linda K. Jarnigan, 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.

Ella K. Butler

Notary Public

Printed Name: Ella K. Butler

Commission Expires:

09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

For Information purposes only - Street Address: 525 Augusta Drive, Hermitage, TN 37076

County: Davidson

File Number: 223494

Tax Parcel ID/APN: 07504016400

Land in Davidson County, Tennessee, being Lot No. 414 on the Plan of Tulip Grove, Section Six of record in Plat Book 4460, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randall W. Jarnigan and Linda K Jarnigan, husband and wife by Warranty deed from Gllbert G. Evans and wife, and Patricia K. Evans of record in Instrument No. 20160706-0069026 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 06, 2016.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $ 233,900.00

AFFIANT - Melanie Bibb
OS National LLC, a Georgia limited liability company

Subscribed and sworn to before me, this 18 day of AUGUST, 2020.

NOTARY PUBLIC
My Commission Expires:

BRITTNIE LEE JONES NOTARY PUBLIC JACKSON COUNTY EXPIRES GEORGIA 06-13-2022

Property address:
525 Augusta Dr
Hermitage, TN 37076

Certificate of Authenticity

I, Cora Casper, 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.

Signature Cora Casper

State of Georgia

County of Gwinnett

Personally appeared before me, Cora Casper, 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