This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 223822

Karen Johnson Davidson County
Batch# 466646 DEEDWARR
08/31/2020 10:08:30 AM 5 pgs
Fees: $28.00 Taxes: $1,045.62
20200831-0098334

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: 176010B01200CO
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,

Kelly Ann Rottman , a married woman, joined by her husband Houston Love Patterson

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 20 day of August, 20 20, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kelly Ann Rottman

Houston Love Patterson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20 day of August, 20 20, before me personally appeared Kelly Ann Rottman & Houston Love Patterson, 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.

LaTonya S Smith
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

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

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Final Plat for Maxwell Place P.U.D. of record in Plat at Instrument No. 20050418-0042714, 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 Kelly Ann Rottman , a single woman and Terrell Barbour , a single man by Warranty deed from Beazer Homes Corp, a Tennessee Corporation of record in Instrument No. 20060926-0118834 Register's Office for Davidson County, Tennessee, dated September 22, 2006 and recorded on September 26, 2006. (Value of consideration shown in aforementioned deed $193,030.00.)

Being the same property conveyed to Kelly Ann Rottman , a single woman by Quitclaim deed from Kelly Ann Rottman , a single woman and Terrell Barbour , a single man of record in Instrument No. 20090114-0003555 Register's Office for Davidson County, Tennessee, dated December 08, 2008 and recorded on January 14, 2009. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 249 Maxwell Place Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $ 282,600.00

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

Subscribed and sworn to before me, this 20 day of AUGUST, 2020.

NOTARY PUBLIC
My Commission Expires:

Property address:
249 Maxwell Place
Antioch, TN 37013

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

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