This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 224754

Karen Johnson Davidson County
Batch# 480917 DEEDWARR
09/22/2020 11:06:30 AM 5 pgs
Fees: $28.00 Taxes: $865.43
20200922-0108559

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: 07408001600
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,

Chris A Ferrell and Wendy J Ferrell, 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 16 day of Sept, 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.

Chris A Ferrell

Chris A Ferrell

Wendy J Ferrell

Wendy J Ferrell

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16 day of Sept, 20 20, before me personally appeared Chris A Ferrell + Wendy J Ferrell, 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.

Nicole Marina Watts

Notary Public

Printed Name: Nicole Marina Watts

Commission Expires:

7/9/2022

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

For Information purposes only - Street Address: 171 Jacksonian Drive, Hermitage, TN 37076

County: Davidson

File Number: 224754

Tax Parcel ID/APN: 07408001600

Land in Davidson County, Tennessee, being Lot No. 805 on the Plan of Hermitage Hills, Section Seven of record in Plat Book 3300, Page (s) 62 and 63, 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 Chris A. Ferrell and wife, Wendy J. Ferrell by Warranty deed from Roy R. Ferrell and wife, Georgia Ruth Ferrell of record in Book 11449, page 111, Register's Office for Davidson County, Tennessee, dated April 20, 1999 and recorded on April 27, 1999.

BEING the same property conveyed to by Warranty Deed from of record in Deed in the Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF ~~GWINNETT~~ Walton)

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

AFFIANT - Ralph Tune
OS National LLC, a Georgia limited liability company

Subscribed and sworn to before me, this 17th day of Sept., 2020.

NOTARY PUBLIC
My Commission Expires:
8/20/24

STATE OF GEORGIA NOTARY PUBLIC
CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address: 171 Jacksonian Drive
Hermitage, TN 37076

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