This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 231681

Karen Johnson Davidson County
Batch# 543222 DEEDWARR
12/29/2020 12:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,040.44
20201229-0154136

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: 02602-013-00-000
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,

William Claude Pelfrey Jr. and his wife Brenda Gale Suits Pelfrey,

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(s) this 12th day of December, 2020.

William Claude Pelfrey Jr.

Brenda Gale Suits Pelfrey

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12 day of Dec, 20 20, before me personally appeared William Claude Pelfrey Jr. and Brenda Gale Suits Pelfrey, , 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's (or persons') free act and deed.

Notary Public

Printed Name: Sheila D. Ewing Agnew

Commission Expires:

3.23.2021

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 330 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, said Register's Office.

SAID Lot No. 330 fronts 35.00 feet on the northwesterly margin of Lidgate Terrace and extends back 203.72 feet on the easterly line and 160.48 feet on the southerly line to a broken line in the rear measuring 225.81 feet thereon.

Being the same property conveyed to William Claude Pelfrey Jr. and his wife, Brenda Gale Suits Pelfrey by Warranty deed from Phillips Builders, Inc of record in Book 8114, page 659, Register's Office for Davidson County, Tennessee, dated May 17, 1990 and recorded on May 23, 1990. Being also known as 115 Lidgate Terrace Goodlettsville, Tennessee 37072.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF Walton)

The actual consideration (or value, whichever is greater) for this transfer is $281,200.00

Affiant - Ralph Tune

Subscribed and sworn to before me, this 12 day of December, 20 20

NOTARY PUBLIC
My Commission Expires:
8/20/2024

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address:
115 Lidgate Terrace
Goodlettsville, TN 37072

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