This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 232720

Karen Johnson Davidson County
Batch# 547758 DEEDWARR
01/06/2021 08:37:30 AM 5 pgs
Fees: $28.00 Taxes: $0.88
20210106-0002156

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
One Post Street Floor 11
San Francisco, CA 94104

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
One Post Street Floor 11
San Francisco, CA 94104
Map parcel number: 14906008200
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,

Sandra J Buchanan, married woman, joined by her spouse Arthur Buchanan Jr., 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 29 day of December, 2020.

Sandra J Buchanan

Arthur Buchanan Jr.

STATE OF TENNESSEE

COUNTY OF Williamson

On this 29 day of December, 2020, before me personally appeared Sandra J. Buchanan and Arthur Buchanan Jr., 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: Karlita Zirker

Commission Expires:

1-3-2023

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

STREET ADDRESS: 3005 Split Oak Trail, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: 232720

TAX PARCEL ID/APN: 14906008200

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Oakwood Subdivision, Phase Two, Section One of record in Plat Book 7900, Page 126, 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 Sandra J. Buchanan by Quitclaim deed from Arthur Buchanan, Jr of record in Instrument No. 20040915-0111214 Register's Office for Davidson County, Tennessee, dated August 25, 2004 and recorded on September 15, 2004.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

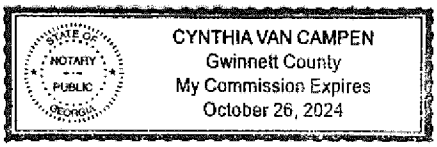
COUNTY OF WILSON)

The actual consideration (or value, whichever is greater) for this transfer is $239,900.00

AFFIANT

Subscribed and sworn to before me, this 29th day of December , 2020.

NOTARY PUBLIC
My Commission Expires:
10/26/24



Property address:

3005 Split Oak Trail
Antioch, TN 37013

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