This instrument prepared by and (MAIL) instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100
File No: 231680

Karen Johnson Davidson County
Batch# 549489 DEEDWARR
01/07/2021 01:24:30 PM 5 pgs
Fees: $28.00 Taxes: $913.90
20210107-0003457

Send tax bills to:
Richard A Shelton
1424 Sixpence Place
Madison, TN 37115

Name and address of new owner:
Richard A Shelton
1424 Sixpence Place
Madison, TN 37115

Map parcel number: 042 07 0A 122.00

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,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Richard A. Shelton, a single man

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 21st day of December, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Kevin Brozek
Title: Authorized Signor

State of Arizona
County of Maricopa

Personally appeared before me, Kendyl Wells, a Notary Public in and for said County and State, Kevin Brozek, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21ST day of DECEMBER, 20 20.

_____
Notary Public

Printed Name: Kendyl Wells

Commission Expires:
06/11/2024

Notary Public State of Arizona
Maricopa County
Kendyl C Wells
My Commission Expires 06/11/2024
Commission Number 562617

EXHIBIT A

Legal Description

STREET ADDRESS: 1424 Sixpence Place, Madison, TN 37115

COUNTY: Davidson

CLIENT CODE: 231680

TAX PARCEL ID/APN: 042 07 0A 122.00

Land in Davidson County, Tennessee, being Lot No. 447 on the Plan of Heritage Square Phase IV, Lot 434, 435, 436, 446, 447, 448, 449, 450, 451, Revised of record in Plat Book 6200, Page 452, 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 Drea L. Cox, married by Warranty deed from Kimberly D. Fram and husband, Dale J. Fram of record in Book 11561, page 721, Register's Office for Davidson County, Tennessee, dated June 28, 1999 and recorded on July 07, 1999. (Value or consideration shown in aforementioned deed $92,000.00.)

Being the same property conveyed to Drea Lynn Cox by Quitclaim deed from Michael Jason Cox of record in Instrument No. 20051212-0149007 Register's Office for Davidson County, Tennessee, dated February 18, 2005 and recorded on December 12, 2005. (Value of consideration shown in aforementioned deed $0.00.)

Note: Marital Dissolution Agreement executed by the parties in the matter of Michael Jason Cox vs Drea Lynn Cox, Davidson County Circuit Court.

Being the same property conveyed to Drea Lynne Gaffney by Quitclaim deed from Drea Lynn Cox a/k/a Drea L. Cox of record in Instrument No. 20090303-0018822 Register's Office for Davidson County, Tennessee, dated February 25, 2009 and recorded on March 03, 2009. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Drea Lynne Gaffney, an unmarried woman of record in Instrument No. 20200928-0111281 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 28, 2020. Being also known as 1424 Sixpence Place Madison, Tennessee 37115.

BEING the same property conveyed to Richard A. Shelton, a single man by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust of record Instrument No. 20200928-0111281 in the Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 28, 2020. (Value or consideration shown in aforementioned deed $219,200.00). Being also known as 1424 Sixpence Place, Madison, TN 37115 (Davidson)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF Walton)

The actual consideration (or value, whichever is greater) for this transfer is $ 247,000.00

Affiant - Ralph Tune

Subscribed and sworn to before me, this 21st day of December , 2020 .

NOTARY PUBLIC
My Commission Expires:
8/20/2024

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address: 1424 Sixpence Place, Madison, TN 37115

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