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: 234340

Send tax bills to:
Robert Carson
171 Jacksonian Drive
Hermitage, TN 37076

Name and address of new owner:
Robert Carson
171 Jacksonian Drive
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 563572 DEEDWARR
01/28/2021 01:17:30 PM 5 pgs
Fees: $28.00 Taxes: $949.98
20210128-0012798

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,

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,

Robert Carson, 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

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 January, 2021, 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 20 day of January, 2021.

_____
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

MORE COMMONLY KNOWN AS: 171 Jacksonian Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 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. (Value or consideration shown in aforementioned deed $65,000.00.)

Affidavit recorded on September 22, 2020, Instrument No: 20200922-0108558.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty deed from Chris A. Ferrell and Wendy J. Ferrell, husband and wife of record in Instrument No. 20200922-0108559 Register's Office for Davidson County, Tennessee, dated September 16, 2020 and recorded on September 22, 2020. Being also known as 171 Jacksonian Drive Hermitage, Tennessee 37076.

AFFIDAVIT OF VALUE

STATE OF ~~GEORGIA~~ SI) Tennessee

COUNTY OF ~~GWINNETT~~ Davidson) SI

The actual consideration (or value, whichever is greater) for this transfer is $256,750.00.

AFFIANT - Robert Carson

Subscribed and sworn to before me, this 26th day of January, 2021.

NOTARY PUBLIC

My Commission Expires:
1/3/2023

Property address: 171 Jacksonian Drive, Hermitage, TN 37076

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

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