Karen Johnson Davidson County
Batch# 632665 DEEDWARR
05/10/2021 02:20:30 PM 6 pgs
Fees: $33.00 Taxes: $1,021.57
20210510-0062649

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

Send tax bills to:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd, Ste. 1600
Tempe, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste. 1600
Tempe, AZ 85281

Map parcel number: 164070A11100CO
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,

Anthony Uebelhor and Shelly Uebelhor, 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 26 day of April, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anthony Uebelhor

STATE OF ~~TENNESSEE~~ Indiana

COUNTY OF Dubois

On this 26th day of April, 2021, before me personally appeared Anthony Uebelhor, 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.

Notary Public

Printed Name: Ashley Cochran

Commission Expires:

July 23, 2028

ASHLEY COCHRAN
Notary Public, State of Indiana
Vanderburgh County
Commission Number NP0727890
My Commission Expires
July 23, 2028

Witness our hand this 26 day of April, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Shelly Uebelhor

Shelly Uebelhor

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 26 day of April, 20 21, before me personally appeared Shelly Uebelhor, 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.

Dechan St Cloud

Notary Public

Printed Name: Dechan St. Cloud

Commission Expires:

11/20/2023

DECHAN ST. CLOUD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A

Legal Description

STREET ADDRESS: 309 Grovedale Trace, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: 235395

TAX PARCEL ID/APN: 164070A11100CO

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section Two, Harvest Grove, formerly Tillman Property of record in Plat at Instrument No. 20140529-0046065, 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 Anthony Uebelhor, and wife and Shelly Uebelhor by Warranty deed from BMCH Tennessee, LLC, a Delaware Limited Liability Company of record in Instrument No 20141120-0107071 Register's Office for Davidson County, Tennessee, dated November 17, 2014 and recorded on November 20, 2014.as Corrected by Scrivener's Affidavit recorded on January 22, 2015 in Instrument No. 20150122-0006137 (Value of consideration shown in aforementioned deed $165,190.00.) Being also known as 309 Grovedale Trace Antioch, Tennessee 37013.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Real Property Records of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

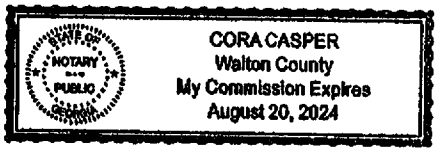
COUNTY OF Walton)

The actual consideration (or value, whichever is greater) for this transfer is $ 276,100.00

Affiant - Ralph Tune

Subscribed and sworn to before me, this 27th day of April , 20 21 .

NOTARY PUBLIC
My Commission Expires:
8/20/2024



Property address: 309 Grovedale Trace
Antioch,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