This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-3900
File Number: 230412

Karen Johnson Davidson County
Batch# 643215 DEEDWARR
05/24/2021 01:41:30 PM 5 pgs
Fees: $28.00 Taxes: $520.22
20210524-0070120

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 Street Floor 11
San Francisco, CA 94104

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1 Post Street Floor 11
San Francisco, CA 94104
Map parcel number: 034056A05200CO
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,

Janice R Irvin, an unmarried woman

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 18 day of MAY, 2021.

Janice R Irvin

Janice R Irvin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18TH day of MAY, 20 21, before me personally appeared JANICE R IRVIN, 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: Christopher Petersen

Commission Expires:

NOV 8 2022

CHRISTOPHER PETERSEN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES NOV. 8, 2022
COUNTY OF DAVIDSON

EXHIBIT A

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

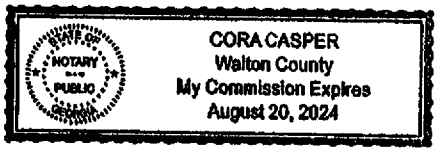
COUNTY OF Walton)

The actual consideration (or value, whichever is greater) for this transfer is $ 140,600.00

Affiant - Ralph Tune

Subscribed and sworn to before me, this 19th day of May , 20 21 .

NOTARY PUBLIC
My Commission Expires:
8/20/2024



Property address: 546 Thomas jefferson Circle
Madison, TN 37115 (Davidson)

EXHIBIT A

For Information purposes only - Street Address: 546 Thomas Jefferson Circle, Madison, TN 37115

County: Davidson

File Number: 230412

Tax Parcel ID/APN: 034050A05200CO

Land in Davidson County, Tennessee, being Unit No. 52 on the Plan of Monticello Manor of record in Book 6250, Page 551, 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 Janice R. Irvin, unmarried by Warranty deed from Robert V. Runnels and wife, Shannon L. Burroughs Runnels of record in Instrument No. 20020702-0079662 Register's Office for Davidson County, Tennessee, dated June 28, 2002 and recorded on July 02, 2002.

BEING the same property conveyed to by Warranty Deed from of record in Deed in the Register's Office for Davidson County, Tennessee.

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