Karen Johnson Davidson County
Batch# 685148 DEEDWARR
07/28/2021 11:21:30 AM 5 pgs
Fees: $28.00 Taxes: $1,256.89
20210728-0101511

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: 150120A00100CO

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,

Kevin Epps and Larai R. Epps, 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 23rd day of July, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kevin Epps

Larai R. Epps

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23 day of July, 2021, before me personally appeared KEVIN EPPS AND LARAI R EPPS, 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: GORDON WEIGLE

Commission Expires:

07-09-2024

GORDON WEIGLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3716 Huntingboro Trail, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 150120A00100CO

Land in Davidson County, Tennessee, being Lot No. 604 on the Plan of Final P.U.D Plan, Phase II, Somerset of record in Plat Book 6900, Page 734, 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 Kevin Epps, unmarried by Warranty deed from William J. Craig, married and wife, Gloria Craig of record in Instrument No. 20021114-0140948 Register's Office for Davidson County, Tennessee, dated November 04, 2002 and recorded on November 14, 2002. (Value of consideration shown in aforementioned deed $145,000.00.)

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

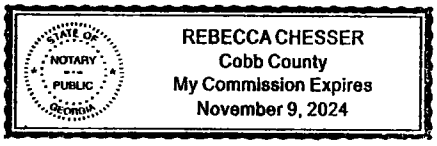
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $339,700.00

Kayla Hunt
AFFIANT

Subscribed and sworn to before me, this 26th day of JULY, 20 21.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address: 3716 Huntingboro Trail, Antioch, TN 37013

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on JULY 26, 2021 (date of document).

Kayla Short
Affiant Signature

7/26/2021
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 26th day of JULY, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

