Karen Johnson Davidson County
Batch# 701002 DEEDWARR
08/19/2021 10:51:30 AM 5 pgs
Fees: $28.00 Taxes: $1,343.47
20210819-0112318

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: 07504020100

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,

Warren L. Reed and Barbara Reed, 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 13th day of August, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Warren L. Reed

Warren L. Reed

Barbara Reed

Barbara Reed

STATE OF TENNESSEE

COUNTY OF Davidson

On this 13th day of August, 2021, before me personally appeared Warren L Reed Barbara Reed, 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.

Susie J Ingram

Notary Public

Printed Name: Susie J Ingram

Commission Expires:

01/03/2023

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 3, 2023

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

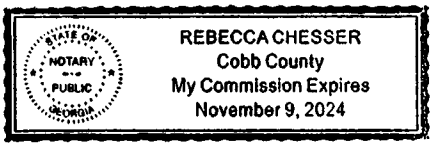
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ $363,100.00

AFFIANT

Subscribed and sworn to before me, this 18TH day of AUGUST, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:

4775 Trenton Drive, Hermitage, TN 37076 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4775 Trenton Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 07504020100

Land in Davidson County, Tennessee, being Lot No. 448 on the Plan of Tulip Grove, Section Seven, of record in Plat Book 4300, Page 186, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 448, being a corner lot, has frontages of 119.82 feet on the Southerly side of Phoenix Drive and 95.04 feet on the Westerly side of Trenton Drive connected by a 25 foot radius curve with length 39.27 feet and runs back 120.04 feet on the Westerly line and 144.82 feet on the Southerly line to a point.

Being the same property conveyed to Warren L. Reed, and Barbara Reed, husband and wife by Warranty deed from David L. Murphy and wife, Tammie J. Murphy of record in Instrument No. 20141114-0105079 Register's Office for Davidson County, Tennessee, dated November 13, 2014 and recorded on November 14, 2014. (Value of consideration shown in aforementioned deed $149,000.00.) Being also known as 4775 Trenton Drive Hermitage, Tennessee 37076.

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

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 8/18/2021 (date of document).

Kayla Short

Affiant Signature

8/18/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 18TH day of AUGUST, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024