Karen Johnson Davidson County
Batch# 702874 DEEDWARR
08/23/2021 12:00:30 PM 6 pgs
Fees: $33.00 Taxes: $1,164.39
20210823-0113572

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 231490

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
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: 02100029200
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,

William F. Hardin, unmarried and Denise J. Hardin, unmarried,

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 17 day of July, 2021.

William F Hardin

Denise J Hardin

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17 day of July, 2021, before me personally appeared William F. Hardin & Denise Hardin, 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: Dennis Lewis Jr

Commission Expires:

03/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness our hand(s) this 17th day of July, 2021.

William F Hardin

Denise J Hardin

STATE OF ~~TENNESSEE~~ AP Arizona

COUNTY OF Maricopa

On this 17th day of July, 2021, before me personally appeared Denise J Hardin, 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

ANGELA FERRARA
Notary Public - Arizona
Maricopa County
Commission # 576232
My Comm. Expires Feb 17, 2024

Printed Name: Angela Ferrara

Commission Expires:

2/17/2024

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $$314,700.00

AFFIANT

Subscribed and sworn to before me, this 19TH day of JULY, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

6125 Clarksville Pike, Joelton, TN 37080 (Davidson)

EXHIBIT A

MORE COMMONLY KNOWN AS: 6125 Clarksville Pike, Joelton, TN 37080

TAX PARCEL ID/APN: 02100029200

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Morgan Estates, Section Two of record in Plat Book 5200, Page 26, 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 William F. Hardin, unmarried and Denise J. Hardin, unmarried as Tenants in common with right of survivorship by Warranty deed from Christopher Puckett and Emily M. Puckett, husband and wife of record in Instrument No. 20180730-0074257 Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on July 30, 2018. Being also known as 6125 Clarksville Pike Joelton, Tennessee 37080.

BEING the same property conveyed to _____by Warranty Deed from SELLER of record in Deed Book_____ Page _____ in the Register's Office for _____ County, Tennessee, dated _____ and recorded on _____. (Value or consideration shown in aforementioned deed $_____). Being also known as _____.

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 7/19/2021 (date of document).

Kayla Short
Affiant Signature

7/19/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 19TH day of JULY, 20 21,

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