Karen Johnson Davidson County
Batch# 705818 DEEDWARR
08/27/2021 11:00:30 AM 5 pgs
Fees: $28.00 Taxes: $1,676.10
20210827-0115933

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

Consideration: $453,000.00

Map parcel number: 151090A04800CO

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,

Jennifer L. McKell, 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 this 24th 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.

Jennifer L. McKell

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 24th day of August, 2021, before me personally appeared Jennifer L. McKell, 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: Tonika Robinson

Commission Expires:

07/03/2023

TONIKA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Final Plat of Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section II of record in Plat Book 9700, Page 638, 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 Jennifer L. McKell, unmarried by Warranty deed from Jeffrey C. Craven, married of record in Instrument No. 20170811-0082347 Register's Office for Davidson County, Tennessee, dated August 09, 2017 and recorded on August 11, 2017. (Value of consideration shown in aforementioned deed $315,000.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 453,000.00

AFFIANT

Subscribed and sworn to before me, this 24th day of August, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
305 Paddington Court
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 August 24,2021 (date of document).

Kayla Short

Affiant Signature

08/24/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 24th 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