Karen Johnson Davidson County
Batch# 741570 DEEDWARR
10/22/2021 11:02:30 AM 5 pgs
Fees: $28.00 Taxes: $1,209.16
20211022-0142092

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 375178

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: 05208003000
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,

Jonathan D Stevenson, a married man joined by his spouse ShaRhonda Stevenson, 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 19 day of OCT, 2021.

Jonathan D Stevenson

ShaRhonda Stevenson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19 day of OCT, 2021, before me personally appeared JONATHAN D. STEVENSON + SHARHONDA STEVENSON, 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: MARK GROLL

Commission Expires:

3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 326,800.00

AFFIANT

Subscribed and sworn to before me, this 19th day of October, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:
1213 Shawnee Road,
Madison, TN 37115 (Davidson)

EXHIBIT A

MORE COMMONLY KNOWN AS: 1213 Shawnee Road, Madison, TN 37115

TAX PARCEL ID/APN: 05208003000

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section 1, Sequoia Valley (formerly Madison Farms) of record in Plat Book 3700, Page 81, 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 Jonathan D. Stevenson, a married man by Warranty deed from Mohammad R. Shariati, married, a 75% undivided interest and Pasha Shariati, unmarried, A 25% undivided interest, as tenants in common of record in Instrument No. 20140416-0031767 Register's Office for Davidson County, Tennessee, dated April 11, 2014 and recorded on April 16, 2014. (Value of consideration shown in aforementioned deed $128,000.00.) Being also known as 1213 Shawnee Road Madison, Tennessee 37115.

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 10/19/2021 (date of document).

Kayla Short

Affiant Signature

10/19/2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 19th day of October, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

