Karen Johnson Davidson County
Batch# 747331 DEEDWARR
11/01/2021 12:52:30 PM 5 pgs
Fees: $28.00 Taxes: $1,074.11
20211101-0146048

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: 14808005300

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,

Earnica Pinson, a single woman

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 October, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Earnica Pinson

Earnica Pinson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 23rd day of October, 20 21, before me personally appeared Earnica Pinson, 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.

Tamika White

Notary Public

Printed Name: Tamika White

Commission Expires:

3/6/2024

TAMIKA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 3-6-2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 840 Oakwood Terrace Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 14808005300

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section One, Oakwood Terrace of record in Plat Book 4600, Page (s) 54 and 55, 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. 47 fronts 48.41 feet on the Curving southerly margin of Oakwood Terrace Drive and runs back between lines, 153.01 feet on the westerly line and 145.47 feet on the northeasterly line, to a broken of two segments measuring 92.05 feet total thereon.

Being the same property conveyed to Earnest C. Watkins and Wife, Shirley Ann Watkins by Warranty deed from Michael Lynn Kemper and Wife, Patricia D. Kemper of record in Book 4910, page 721, Register's Office for Davidson County, Tennessee, dated May 06, 1975 and recorded on May 08, 1975. (Value or consideration shown in aforementioned deed $30,605.78.)

Being the same property conveyed to Earnica Pinson with Earnest C Watkins, a single person, holding a life estate by Warranty deed from Earnest C Watkins, a single person of record in Instrument No. 20210616-0080941 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on June 16, 2021. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 840 Oakwood Terrace Drive Antioch, Tennessee 37013.

** Earnest C. Watkins is now deceased- Earnest C. Watkins died 05/31/2021 in Davidson County, TN**

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

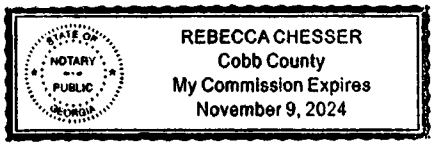
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 290,300.00

AFFIANT

Subscribed and sworn to before me, this 23 day of October, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:
840 Oakwood Terrace Drive,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 October 23,2021 (date of document).

Kayla Short
Affiant Signature

10/23/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 23 day of October, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

