Karen Johnson Davidson County
Batch# 753281 DEEDWARR
11/12/2021 09:54:30 AM 5 pgs
Fees: $28.00 Taxes: $852.85
20211112-0150676

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: 17301021200

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,

Prime Investments, LLC, a Tennessee Limited Liability Company

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 4 day of November, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Managing member and Authorized Signer for Prime Investments LLC.

Lokman Rashid, Managing Member and Authorized signer for Prime Investments, LLC

STATE OF TENNESSEE

COUNTY OF Williamson

On this 4 day of NOV, 20 21, before me personally appeared LOKMAN RASHID, 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.

LaTonya S Smith

Notary Public

Printed Name: LATONYA S SMITH

Commission Expires:

08/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 230,500.00

AFFIANT

Subscribed and sworn to before me, this 4 day of NOVEMBER, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
722 Ridgeview Court,
Antioch, TN 37013 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 722 Ridgeview Court, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 17301021200

Land in Davidson County, Tennessee, being Lot No. 12A on the Plan of Section 3, Dreamland Estates Southeast of record in Plat Book 5200, Page 649 and amended in Book 6250, page 488, and Corrected by Surveyors Certificate of Correction of Record in Book 8418, page 637, 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 Bruce Rose and Porshia Cortina as joint tenants with the specific right of survivorship by Warranty deed from Harold F. Morris of record in Instrument No. 20040407-0039355 Register's Office for Davidson County, Tennessee, dated March 31, 2004 and recorded on April 7, 2004. (Value of consideration shown in aforementioned deed $76,000.00.) Being also known as 722 Ridgeview Court Antioch, Tennessee 37013.

Being the same property conveyed to Prime Investments, LLC by Warranty deed from Bruce Rose and Porshia Cortina, as Joint Tenants with the specific right of Survivorship of record in Instrument No. 202107010089523 Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on July 1, 2021. (Value of consideration shown in aforementioned deed $120,000.00.) Being also known as 722 Ridgeview Court Antioch, Tennessee 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 11/4/2021 (date of document).

Kayla Short

Affiant Signature

11/4/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 4 day of NOVEMBER, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024