Karen Johnson Davidson County
Batch# 757404 DEEDWARR
11/18/2021 09:13:30 AM 5 pgs
Fees: $28.00 Taxes: $947.20
20211118-0153517

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: 00-43-5-122-00-R-000

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,

Antwan Drain, a single man,

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 10th day of November, 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.

Antwan Drain

Antwan Drain

STATE OF Florida

COUNTY OF Hillsborough

On this 10th day of November, 20 21, before me personally appeared Antwan Drain, 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.

Online Notary

Vaughn Rice
Notary Public

Printed Name: Vaughn Rice

Commission Expires:

09/26/2023

VAUGHN RICE
Notary Public - State of Florida
Commission # GG917130
Expires on September 26, 2023

Notarized online using audio-video communication

Subscribed and sworn before me on this this 10th day of November 2021, by Antwan Drain who provided identification of: TN; Driver license

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 743 Delaware Avenue, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 00-43-5-122-00-R-000

LAND in Davidson, County, Tennessee, being Lot No. 21 of Block A on the Map of Cedarcrest Estates, as of record in Plat Book 974, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 101 feet on the westerly side of Delaware Avenue and runs back between parallel lines 191.5 feet to a dead line.

Being the same property conveyed to Antwan Drain, unmarried by Warranty deed from Janing Vela of record in Instrument No. 20131002-0103476 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 02, 2013. (Value of consideration shown in aforementioned deed $85,000.00.) Being also known as 743 Delaware Avenue 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.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 256,000.00

AFFIANT

Subscribed and sworn to before me, this 10 day of November, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
743 Delaware Avenue
Madison, TN 37115

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 11-10-2021 (date of document).

Kayla Short

Affiant Signature

11-10-2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 10 day of November, 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