Karen Johnson Davidson County
Batch# 766640 DEEDWARR
12/03/2021 10:09:30 AM 5 pgs
Fees: $28.00 Taxes: $2,066.45
20211203-0160462

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: 06401001200

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,

Michael A Randolph and Shirley Randolph, Husband and Wife

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 27th 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.

Michael A Randolph

Michael A Randolph

Shirley Randolph

Shirley Randolph

STATE OF Virginia

COUNTY OF Prince William

On this 27th day of November, 2021, before me personally appeared Michael A Randolph and Shirley Randolph, 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.

Lucious Morris White Jr

Notary Public

Printed Name: Lucious Morris White Jr.

Commission Expires:

09/30/2024

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Lucious Morris White Jr.

REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2024

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 558,500.00

AFFIANT

Subscribed and sworn to before me, this 30TH 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:

500 Brandywine Drive, Old Hickory, TN 37138 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 500 Brandywine Drive, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 06401001200

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section I, Brandywine Farms of record in Plat Book 3600, Page (s) 79 and 80, 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 Michael A. Randolph and Shirley F Randolph, husband and wife by Warranty deed from Pinewood I, LP of record in Instrument No. 20190725-0073031 Register's Office for Davidson County, Tennessee, dated July 19, 2019 and recorded on July 25, 2019.
Being also known as 500 Brandywine Drive Old Hickory, Tennessee 37138.

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 11/30/2021 (date of document).

Kayla Short
Affiant Signature

11/30/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 30th 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