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

Karen Johnson Davidson County
Batch# 768620 DEEDWARR
12/06/2021 04:01:30 PM 5 pgs
Fees: $28.00 Taxes: $2,421.65
20211206-0161635

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: 186040A47500CO

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,

Terrence J Rice and hs wife, Pheang Khorn,

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 29th 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.

Terrence J Rice

Terrence J Rice

Pheang Khorn

Pheang Khorn

STATE OF Texas

COUNTY OF Hidalgo

On this 29th day of November, 20 21, before me personally appeared Terrence J Rice and Pheang Khorn, 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.

Notary Public of Texas

Printed Name: Jose Ricardo Gamboa

Commission Expires:

09/17/2024

Jose Ricardo Gamboa

ID NUMBER
132681524
COMMISSION EXPIRES
September 17, 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 $654,500.00

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:

413 Marlowe Court, Nolensville, TN 37135 (Williamson

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 413 Marlowe Court, Nolensville, TN 37135

TAX PARCEL ID/APN (For informational purposes only): 186040A47500CO

Land in Davidson County, Tennessee, being Lot No. 475, on the plan of Final Plat, Burkitt Place, Phase 21, as shown on plat of record in Instrument No. 20130215-0015586, said Register's Office, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Terrence James Rice and wife, Pheang Khorn by Warranty deed from Drees Premier Homes Inc,. an Ohio Corporation of record in Instrument No. 20140110-0002941 and Scrivener's Affidavit recorded in Instrument No. 20140226-0016659 Register's Office for Davidson County, Tennessee, dated January 10, 2014 and recorded on January 10, 2014. (Value or consideration as shown in aforementioned deed $358,051.00.) Being also known as 413 Marlowe Court Nolensville, TN 37135.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Williamson 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 11/29/21 (date of document).

Kayla Short

Affiant Signature

11/29/21

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 19TH 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