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# 770336 DEEDWARR
12/08/2021 02:26:30 PM 5 pgs
Fees: $28.00 Taxes: $1,142.19
20211208-0162908

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: 176050B14900CO

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,

Kertyssa D Smalls and Joseph Smalls III, a married couple

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 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.

Kertyssa D Smalls

Kertyssa D Smalls

Joseph Smalls III

Joseph Smalls III

STATE OF Texas

COUNTY OF Montgomery

On this 23rd day of November, 2021, before me personally appeared Kertyssa D Smalls and Joseph Smalls III, 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.

Anahi Gonzalez

Notary Public , State of Texas

Printed Name: Anahi Gonzalez

Commission Expires:

11/18/2024

NOTARY PUBLIC STATE OF TEXAS

Anahi Gonzalez

ID NUMBER
132788072
COMMISSION EXPIRES
November 18, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 6232 Rocky Top Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 176050B14900CO

Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page (s) 885 through 887, 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 Kertyssa D. Smalls and Joseph Smalls, III, wife and husband by Warranty deed from Randal R. Graby of record in Instrument No. 20120301-0017972 Register's Office for Davidson County, Tennessee, dated February 24, 2012 and recorded on March 01, 2012. (Value of consideration shown in aforementioned deed $125,000.00.) Being also known as 6232 Rocky Top Drive Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 308,700.00

AFFIANT

Subscribed and sworn to before me, this 24TH 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:

6232 Rocky Top Drive, Antioch, TN 37013 (Davidson)

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 11/24/21 (date of document).

Kayla Short
Affiant Signature

11/24/21
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 24TH day of NOVEMBER, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

