Karen Johnson Davidson County
Batch# 771148 DEEDWARR
12/09/2021 12:36:30 PM 5 pgs
Fees: $28.00 Taxes: $1,029.34
20211209-0163465

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: 05112004200

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,

Kenneth P Neil and Paula M Neil,

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

Kenneth P. Neil

Kenneth P Neil

Paula M Neil

Paula M Neil

STATE OF TENNESSEE

COUNTY OF Williamson

On this 2 day of December 2021, before me personally appeared Kenneth P Neil Paula M Neil, 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



EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 114 Berkley Drive, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 05112004200

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section One, Morningside Heights of record in Plat Book 1130, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 47 fronts 75 feet on the South side of Berkley Drive and runs back between parallel lines 150.2 feet to a dead line.

Being the same property conveyed to Kenneth Neil and Paula Neil, husband and wife by Warranty Deed from Annie Louise Baker, an unmarried woman of record in Instrument No. 20080908-0091502 Register's Office for Davidson County, Tennessee, dated September 03, 2008 and recorded on September 08, 2008. (Value of consideration shown in aforementioned deed $85,900.00.)

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)

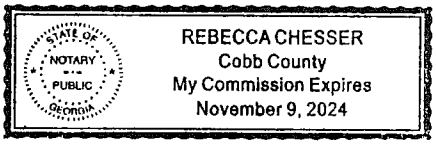
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 278,200.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 6TH day of DECEMBER, 20 21.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address: 114 Berkley Drive, 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 DECEMBER 6, 2021 (date of document).

Kayla Short
Affiant Signature

12/6/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 6TH day of DECEMEBER, 20 21,

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