Karen Johnson Davidson County
Batch# 771217 DEEDWARR
12/09/2021 02:02:30 PM 5 pgs
Fees: $28.00 Taxes: $1,175.49
20211209-0163544

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: 15009012700

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,

Kathi Bailey-Allen, a married woman

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 3rd day of December, 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.

Kathi Bailey-Allen

Kathi Bailey-Allen

STATE OF Virginia

COUNTY OF Loudoun

On this 3rd day of December, 20 21, before me personally appeared Kathi Bailey-Allen, 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

Printed Name: Gloria Asare

Commission Expires:

12/31/2024

Registration No: 7901547

Notarized online using audio-video communication

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC ·

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 317,700.00

AFFIANT

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

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

2993 Owendale Drive, Antioch, TN 37013 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2993 Owendale Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 15009012700

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section Four, Phase Two, Forest View Park of record in Plat Book 5200, Page 674, and as amended in Book 6220, Page 648, 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 Larry R. Allen and wife, Kathi Bailey-Allen by Warranty deed from John B. Ashburn and wife, Zina M. Ashburn of record in Book 9046, page 500, Register's Office for Davidson County, Tennessee, dated August 12, 1993 and recorded on August 13, 1993. (Value or consideration shown in aforementioned deed $83,000.00.) Being also known as 2993 Owendale Drive Antioch, Tennessee 37013.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

The subject property is neither the principal residence of the Grantor nor her spouse or any dependent.

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 12/6/21 (date of document).

Kayla Short

Affiant Signature

12/6/21

Date

State of Georgia

County of Gwinnett

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

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

