Karen Johnson Davidson County
Batch# 771493 DEEDWARR
12/10/2021 10:12:30 AM 5 pgs
Fees: $28.00 Taxes: $1,628.74
20211210-0163927

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: 164100A14100CO

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,

Synergy Investing, LLC, a Georgia Limited Liability Company,

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.

Synergy Investing, LLC, a Georgia Limited Liability Company

By: Jeffrey Johnson
Its: Sole Member

STATE OF Georgia

COUNTY OF Cobb

Personally appeared before me, Valerie Winrow, a Notary Public in and for said County and State, Jeffrey Jamson, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2 day of December, 2021

Notary Public

Printed Name: Valerie Winrow

My Commission Expires: 11/23/2024



EXHIBIT A

For Information purposes only - Street Address: 3104 Pony Ridge Way, Antioch, TN 37013

County: Davidson

File Number: 385871

Tax Parcel ID/APN: 164100A14100CO

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Village Three, Summerfield, a Planned Unit Development, as shown on plat of record in Plat at Instrument No. 20001006-0099706, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Synergy Investing, LLC, a Georgia Limited Liability Company by Warranty deed from James Rodney Hunter, Jr., an unmarried man of record in Instrument No. 20211110-0150451 Register's Office for Davidson County, Tennessee, dated November 2, 2021 and recorded on November 10, 2021 (Value of consideration shown in aforementioned deed $350,000.00.) Being also known as 3104 Pony Ridge Way Antioch, Tennessee 37013.

BEING the same property conveyed to by Warranty Deed from of record in Deed in the Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

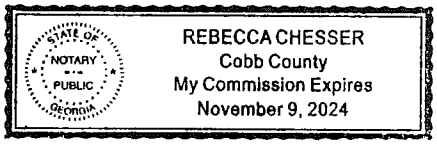
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $440,200.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 3RD day of DECEMBER, 20 21.

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



Property address: 3104 Pony Ridge Way, Antioch, TN 37013

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 3, 2021 (date of document).

Kayla Short
Affiant Signature

12/3/2021
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 3RD day of DECEMBER, 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