Karen Johnson Davidson County
Batch# 773574 DEEDWARR
12/14/2021 02:21:30 PM 5 pgs
Fees: $28.00 Taxes: $1,210.27
20211214-0165268

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: 151010A01100CO

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,

Rhonda J Franks, a single 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 8 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.

Rhonda J Franks

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8 day of Dec, 20 21, before me personally appeared Rhonda J. Franks, 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: LATONYA S SMITH

Commission Expires:

08/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3741 Waterford Way, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 151010A01100CO

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Chatham Pointe of record in Plat Book 6900, Page (s) 444-447, 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 Jimmy L. Franks and wife, Rhonda J. Franks, as tenants by the entirety by Warranty deed from Kenneth S. Victory and wife, Gail C. Victory of record in Book 8520, page 978 Register's Office for Davidson County , Tennessee, dated December 31, 1991 and recorded on January 03, 1992. (Value or consideration as shown in aforementioned deed $85,250.00.) Being also known as 3741 Waterford Way Antioch, TN 37013.

Jimmy L. Franks died on or about March 8, 2016 leaving Rhonda J. Franks as the surviving tenant by the entirety.

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 $ 327,100.00

AFFIANT

Subscribed and sworn to before me, this 8 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:
3741 WATERFORD 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 8,2021 (date of document).

Kayla Short

Affiant Signature

12/8/2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 8 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