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# 775792 DEEDWARR
12/17/2021 09:53:30 AM 5 pgs
Fees: $28.00 Taxes: $932.03
20211217-0167005

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: 15007006000

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,

Tabatha L Shepperson, 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 13 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.

Tabatha L Shepperson

STATE OF TENNESSEE

COUNTY OF Wilson

On this 13 day of December, 2021, before me personally appeared Tabatha L. Shepperson, 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 Heather M McQui

Printed Name: Heather M. McQui

Commission Expires:

October 30, 2024

HEATHER M. MCQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3241 New Towne Road, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 15007006000

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Towne Village of the Country, Section 1 of record in Plat Book 5200, Page (s) 55 and 56, 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 Tabatha L. Shepperson by Warranty deed from Lighthouse Baptist Church of Antioch, Tennessee of record in Instrument No. 20000703-0065711 Register's Office for Davidson County, Tennessee, dated June 23, 2000 and recorded on July 03, 2000.

Being also known as 3241 New Towne Road Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $251,900.00

AFFIANT

Subscribed and sworn to before me, this 13 day of DECEMBER, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

3241 NEW TOWNE ROAD , 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 13,2021 (date of document).

Kayla Short

Affiant Signature

12/13/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 13 day of DECEMBER, 2021,

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