Karen Johnson Davidson County
Batch# 775948 DEEDWARR
12/17/2021 11:44:30 AM 5 pgs
Fees: $28.00 Taxes: $1,282.42
20211217-0167225

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: 15005026200

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,

Ace Homes TN LLC,

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.

Ace Homes TN LLC

Member: Arvi Carkanji
Authorized signer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, JESSICA CAMMOCK, a Notary Public in and for said County and State, DAVIDSON COUNTY, TN, 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 3RD day of DEC, 20 21

Notary Public

Printed Name: JESSICA CAMMOCK

My Commission Expires: 11/06/2024

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2933 Brantley Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 15005026200

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Cherry Hills, Section 7 of record in Plat Book 4660, Page 49, 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 J. D. Kelly by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2002-NC6, Mortgage Pass Through Certificates, Series 2002-NC6, a Corporation organized and existing under the laws of the United States of record in Instrument No. 20071219-0145630 Register's Office for Davidson County, Tennessee, dated August 15, 2007 and recorded on December 19, 2007. (Value of consideration shown in aforementioned deed $105,000.00.)

Being the same property conveyed to Jacqueline D. Kelly, as Trustee of the Jacqueline D. Kelly Revocable Living Trust U/A/D February 26, 2002, as amended by Quitclaim deed from J. D. Kelly a/k/a Jacqueline D. Kelly, unmarried of record in Instrument No. 20190411-0032926 Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 11, 2019. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2933 Brantley Drive Antioch, Tennessee 37013.

Source of Title: Deed from Jacquelin D. Kelly to Ace Homes TN, LLC, a Tennessee limited liability company, dated November 12, 2021, recorded November 18, 2021, recorded in Instrument Number 20211118-0153750.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 346,600.00

AFFIANT

Subscribed and sworn to before me, this 3rd 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:

2933 Brantley Drive, 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 12/3/2021 (date of document).

Kayla Short

Affiant Signature

12/3/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 3rd 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