Karen Johnson Davidson County
Batch# 780662 DEEDWARR
12/28/2021 12:57:30 PM 5 pgs
Fees: $28.00 Taxes: $826.58
20211228-0170539

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: 053090A01300CO

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,

Franklin R Lankford, an unmarried person

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 18 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.

Franklin R Lankford

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18 day of December, 20 21, before me personally appeared Franklin R Lankford, 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: Susie J Ingram

Commission Expires:

01/03/2023

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1432 East Cedar Lane, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 053090A01300CO

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit Number 1432 of Neely's Bend Villas, of record in Book 5200, Page 262, Register's Office for Davidson County, Tennessee, as more particularly described in the Master Deed of record in Book 5625, Page 1 as amended in Book 6119, Page 322 and Book 10268, Page 492, Register's Office for Davidson County, Tennessee, with all the fixtures, appliances, wall coverings, carpets, or other improvements therein and an undivided interest in the general and limited common elements appurtenant there to.

Being the same property conveyed to Franklin R. Lankford and wife, Virginia L. Lankford by Warranty deed from Kelley Ronay Ballard, single of record in Book 7074, page 655, Register's Office for Davidson County, Tennessee, dated December 03, 1986 and recorded on December 19, 1986. (Value or consideration shown in aforementioned deed $44,500.00.).

Being the same property conveyed to Franklin R. Lankford by Quitclaim deed from Virginia L. Lankford of record in Book 8789, page 200, Register's Office for Davidson County, Tennessee, dated September 05, 1990 and recorded on November 18, 1992. (Value or consideration shown in aforementioned deed $0.00.) Being also known as 1432 East Cedar Lane Madison, Tennessee 37115.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 223,400.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 18th day of December, 2021.

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

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

1432 East Cedar Lane, Madison, TN 37115

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 18th, 2021 (date of document).

Kayla Short

Affiant Signature

December 18th, 2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 18th day of December, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

