Karen Johnson Davidson County
Batch# 797170 DEEDWARR
01/31/2022 08:31:30 AM 5 pgs
Fees: $28.00 Taxes: $1,284.64
20220131-0010700

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: 174-01-0A-113-00

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,

Ribbon Home SPV I LLC, a Delaware 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 11th day of January 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ribbon Home Spv I LLC

Paula Meyer

Paula Meyer
Authorized Signatory

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, Zahra Daniels, a Notary Public in and for said County and State, Harris Texas, 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 11th day of January 2022

Notary Public

Printed Name: Zahra Daniels Notary Public, State of Texas

My Commission Expires:
08/03/2024

NOTARY PUBLIC STATE OF TEXAS

Zahra Daniels
ID NUMBER
132602432
COMMISSION EXPIRES
August 3, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1121 Shire Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 174-01-0A-113-00

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of Final Plat of Rivendell Woods, Phase One - Section Two of record in Plat at Instrument No. 20080829-0088935, 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 Bennie Clay and wife, Michele Corthon-Clay, husband and wife by Warranty deed from Victor A. Atkisson, unmarried of record in Instrument No. 20140428-0035312 Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on April 28, 2014. (Value of consideration shown in aforementioned deed $157,900.00.)

Being the same property conveyed to Ribbon Home SPV I, LLC, a Delaware Limited Liability Company by Warranty deed from Bennie Clay and wife, Michele Corthon-Clay of record in Instrument No. 20210707-0091529 Register's Office for Davidson County, Tennessee, dated July0 1, 2021 and recorded on July 07, 2021. (Value of consideration shown in aforementioned deed $313,000.00.) Being also known as 1121 Shire Drive Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

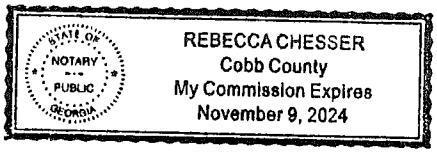
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 347,200.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 11th day of January, 2022.

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



Property address:

1121 Shire 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 January 11th, 2022 (date of document).

Kayla Short

Affiant Signature

January 11th, 2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 11th day of January, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

