Karen Johnson Davidson County
Batch# 799468 DEEDWARR
02/02/2022 03:07:30 PM 5 pgs
Fees: $28.00 Taxes: $1,719.02
20220202-0012608

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: 182150B07300CO

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,

James C Taylor and Sandra M Taylor, husband and wife

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 21 day of January, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James C Taylor

Sandra M Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21 day of January, 20 22, before me personally appeared JAMES C TAYLOR SANDRA M TAYLOR, 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: KELLY BAER

Commission Expires:

09/08/2025

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $464,600.00

AFFIANT

Subscribed and sworn to before me, this 24TH day of JANUARY, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

2509 Prairie Hill Drive, Antioch, TN 37013 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2509 Prairie Hill Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 182150B07300CO

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Minor Subdivision Final Plat, Clover Glen, Phase 2 of record in Plat at Instrument No. 20190221-0015860, 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 a portion of the same property conveyed to Meritage Homes of Tennessee Inc., an Arizona Corporation by Warranty deed from OHB Land LLC, a Tennessee Limited Company of record in Instrument No. 20170208-0013268 Register's Office for Davidson County, Tennessee, dated February 06, 2017 and recorded on February 08, 2017. (Value or consideration as shown in aforementioned deed $1,683,000.00.) .

Being the same property conveyed to James C. Taylor, a married man by Warranty deed from Meritage Homes of Tennessee Inc., an Arizona Corporation of record in Instrument No. 20200219-0018290 Register's Office for Davidson County, Tennessee, dated February 06, 2020 and recorded on February 19, 2020. (Value of consideration shown in aforementioned deed $359,990.00.) Being also known as 2509 Prairie Hill Drive Antioch, Tennessee 37013.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

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 1/24/22 (date of document).

Kayla Short

Affiant Signature

1/24/22

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 24TH day of JANUARY, 2022,

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