Karen Johnson Davidson County
Batch# 804300 DEEDWARR
02/11/2022 11:23:30 AM 5 pgs
Fees: $28.00 Taxes: $1,493.32
20220211-0016050

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 395754

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 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: 149-02-0-047-00
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,

Roland Spencer a/k/a Roland Spencer, Jr. and wife, Rose A Spencer,
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(s) this 31 day of Jan, 2022.

Roland Spencer a/k/a Roland Spencer, Jr.

Rose A Spencer
Rose A Spencer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31 day of Jan, 2022, before me personally appeared ROLAND SPENCER AKA ROLAND SPENCER JR, 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's (or persons') free act and deed.

ROSE A SPENCER

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

EXHIBIT A

MORE COMMONLY KNOWN AS: 2521 Oak Forest Drive, Antioch, TN 37013

TAX PARCEL ID/APN: 149-02-0-047-00

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Final Plat of Phase One, Oakwood Subdivision of record in Plat Book 6900, Page 935, 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 Roland Spencer and wife, Rose A. Spencer by Warranty deed from Daniel Hayden King, Sr and wife, Donna Jean King of record in Instrument No. 20001031-0107794 Register's Office for Davidson County, Tennessee, dated October 27, 2000 and recorded on October 31, 2000. (Value of consideration shown in aforementioned deed $162,000.00.) Being also known as 2521 Oak Forest 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.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 403,600.00

AFFIANT

Subscribed and sworn to before me, this 31 day of JANUARY, 2022.

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:

2521 OAK FOREST 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 31 2022 (date of document).

Kayla Short
Affiant Signature

1/31/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 31 day of JANUARY, 20 22,

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