Karen Johnson Davidson County
Batch# 805500 DEEDWARR
02/15/2022 12:30:30 PM 5 pgs
Fees: $28.00 Taxes: $1,150.70
20220215-0017471

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: 182150C02900CO

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,

Joshua James Taylor, a single man,

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 1st day of February, 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.

Joshua James Taylor Date: 02/01/2022

Joshua James Taylor

STATE OF Texas

COUNTY OF Ellis

On this 1st day of February, 20 22, before me personally appeared Joshua James 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.

Ruth Lynn Guajardo 126399896
Notary Public, State of Texas

Printed Name: Ruth Lynn Guajardo

Commission Expires:

06/16/2024

Ruth Lynn Guajardo
ID NUMBER
126399896
COMMISSION EXPIRES
June 16, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1513 White Tip Lane, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 182150C02900CO

Land in Davidson County, Tennessee, being Unit No. 29, Lot 139, of the Townhomes of Clover Glen, Phase 1B,a Horizontal Property With Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180813-0079686, as amended in Instrument No. 20191030-0111394, Register's Office for Davidson County, Tennessee, and further shown on the Major Subdivision Final Plat, Clover Glen, Phase 1B, of record in Instrument No. 20191015-0105301, said Register's Office, reference to which is hereby made for a more complete description

Being the same property conveyed to Meritage Homes of Tennessee, Inc. an Arizona corporation by Special Warranty deed from OHB Land LLC, a Tennessee limited liability company of record in Instrument No. 20180216-0015337 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 16, 2018. (Value of consideration shown in aforementioned deed $2,057,000.00.)

Being the same property conveyed to KVR Homes, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Meritage Homes of Tennessee, Inc. an Arizona corporation of record in Instrument No. 20200122-0007705 Register's Office for Davidson County, Tennessee, dated January 21, 2020 and recorded on January 22, 2020. (Value of consideration shown in aforementioned deed $1,210,000.00.)

Being the same property conveyed to Joshua James Taylor by Warranty deed from KVR Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201120-0136621 Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on November 20, 2020. (Value of consideration shown in aforementioned deed $247,900.00.) Being also known as 1513 White Tip Lane 29 Antioch, Tennessee 37013.

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AFFIDAVIT OF VALUE

STATE OF GEORGIA)

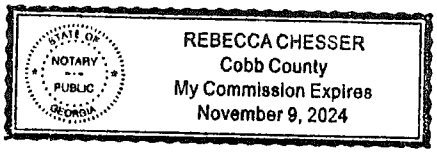
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 311,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 1st day of February, 2022.

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



Property address:
1513 White Tip Lane, 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 02/01/2022 (date of document).

Kayla Short

Affiant Signature

02/01/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 1st day of February, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

202202150017471