Karen Johnson Davidson County
Batch# 828192 DEEDWARR
03/24/2022 02:16:30 PM 5 pgs
Fees: $28.00 Taxes: $1,496.65
20220324-0034186

This instrument prepared by and (MAIL)
instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd.,
Suite 400 Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
**James Benjamin Rowland**
4737 Crystal Brook Drive
Antioch, TN 37013

Name and address of new owner:
James Benjamin Rowland
4737 Crystal Brook Drive
Antioch, TN 37013

Map parcel number: 162160D06100CO

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,

**OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,**

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

**James Benjamin Rowland, a single man,**

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.

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Witness our hand this 11th day of March, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Judith Unzueta
Title: Authorized Signor

State of Arizona
County of Maricopa

Personally appeared before me, Breana Snitker, a Notary Public in and for said County and State, Judith Unzueta, 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 March, 2022.

_____
Notary Public

Printed Name: Breana Snitker

Commission Expires:

11/24/2024

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 4737 Crystal Brook Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 162160D06100CO

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of The plan of Section Three, Honey Brook Subdivision, a Residential Planned Unit Development of record in Plat Book 7900, Page 379 and 380, 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 Jimmy D. Farmer by Warranty deed from Bryan K. Haendiges and wife, Kathy J. Haendiges of record in Book 9682, page 384, Register's Office for Davidson County, Tennessee, dated May 23, 1995 and recorded on May 26, 1995. (Value or consideration shown in aforementioned deed $123,000.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Jimmy D. Farmer, a single man of record in Instrument No. 20211123-0155646 Register's Office for Davidson County, Tennessee, dated November 15, 2021 and recorded on November 23, 2021. (Value of consideration shown in aforementioned deed $349,800.00.)

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 )

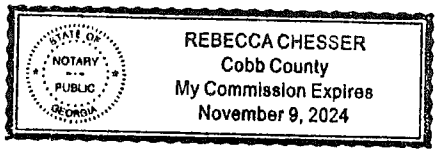
COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $ 404,500.00

Kayla Smith
AFFIANT

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

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




Property address:

4737 Crystal Brook 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 03/11/2022 (date of document).

Kayla Short

Affiant Signature

03/11/2022

Date

State of Georgia

County of Guinnett

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

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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