Karen Johnson Davidson County
Batch# 828337 DEEDWARR
03/24/2022 04:22:30 PM 5 pgs
Fees: $28.00 Taxes: $1,335.70
20220324-0034381

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:
Celia Gregory
1213 Shawnee Road
Madison, TN 37115

Name and address of new owner:
Celia Gregory
1213 Shawnee Road
Madison, TN 37115

Map parcel number: 05208003000

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,

Celia Gregory

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 4Th day of March, 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.

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 4Th day of March, 20 22

_____
Notary Public

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

Printed Name: Breana Snitker

Commission Expires:

11/24/2024

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 361,000.00

AFFIANT

Subscribed and sworn to before me, this 4TH day of MARCH, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
1213 Shawnee Road, Madison, TN 37115 (Davidson)

EXHIBIT A

For Information purposes only - Street Address: 1213 Shawnee Road, Madison, TN 37115

County: Davidson

File Number: 416527

Tax Parcel ID/APN: 05208003000

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section 1, Sequoia Valley (formerly Madison Farms) of record in Plat Book 3700, Page 81, 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 Jonathan D. Stevenson, a married man by Warranty deed from Mohammad R. Shariati, married, a 75% undivided interest and Pasha Shariati, unmarried, A 25% undivided interest, as tenants in common of record in Instrument No. 20140416-0031767 Register's Office for Davidson County, Tennessee, dated April 11, 2014 and recorded on April 16, 2014. (Value of consideration shown in aforementioned deed $128,000.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Jonathan D Stevenson, a married man joined by his spouse ShaRhonda Stevenson of record in Instrument No. 20211022-0142092 Register's Office for Davidson County, Tennessee, dated October 19, 2021 and recorded on October 22, 2021. (Value of consideration shown in aforementioned deed $326,800.00.) Being also known as 1213 Shawnee Road Madison, Tennessee 37115.

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 3/4/22 (date of document).

Kayla Short
Affiant Signature

3/4/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 4th day of march, 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