Karen Johnson Davidson County
Batch# 838400 DEEDWARR
04/12/2022 11:16:30 AM 5 pgs
Fees: $28.00 Taxes: $805.86
20220412-0042209

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:
**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: 15007044700

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,

**Eric Sharp, 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 30th day of March, 2022, 20 03/30/2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eric Sharp

Eric Sharp

STATE OF Florida

COUNTY OF Manatee

On this 30th day of March, 2022, 20 _____, before me personally appeared Eric Sharp, 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.

Patricia B. Fradette

Notary Public

Printed Name: Patricia B. Fradette

Commission Expires:

12/28/2023

PATRICIA B. FRADETTE
Notary Public - State of Florida
Commission # GG910194
Expires on December 28, 2023

Notarized online using audio-video communication

Online Notary

Identification: Driver license

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 3356 Oak Trees Court, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 15007044700

Land in Davidson County, Tennessee, being Lot No. 44-B on the Plan of Lakeshore Woods, Section 3, Zone Lot Division of Lot No. 44 of record in Plat Book 6250, Page 102, 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 Eric Sharp by Warranty deed from Pamela Maryann McBath of record in Instrument No. 20060710-0082653 Register's Office for Davidson County, Tennessee, dated June 30, 2006 and recorded on July 10, 2006. (Value of consideration shown in aforementioned deed $89,900.00.) Being also known as 3356 Oak Trees Court 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 )

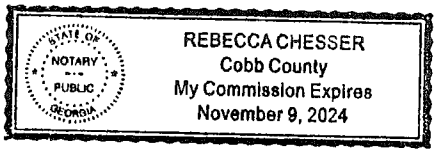
COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $ 217,800.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 30th day of March, 2022.

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




Property address:

3356 Oak Trees Court, 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 03/30/2022 (date of document).

Kayla Short

Affiant Signature

03/30/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 30th day of March, 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