Karen Johnson Davidson County
Batch# 843606 DEEDWARR
04/21/2022 02:35:30 PM 5 pgs
Fees: $28.00 Taxes: $909.09
20220421-0046359

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: 136-15-0B-161-00

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,

Terminus Capital Investing, LLC, a Domestic Limited Liability Company

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 4th day of April, 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.

Patrick Miller, sole owner and authorized signer
for Terminus Capital Investing, LLC a Domestic Limited Liability Company

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, Pamela Faith Laub, a Notary Public in and for said County and State, Patrick Miller, sole owner *, 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. *and authorized signer for Terminus Capital Investing, LLC a Domestic Limited Liability Company

Witness my hand, at office, this 4th day of April, 2022

Notary Public

Printed Name: Pamela Faith Laub, Notary

My Commission Expires: 3-15-25

PAMELA FAITH LAUB
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3401 Anderson Road, Unit 111, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 136-15-0B-161-00

Land in Davidson County, Tennessee, being Unit Number 111 on the Plan of A Horizontal Property Regime (Private Element) Phase 3, Smith Springs Townhomes, of record in Plat at Instrument No. 20020926-0117439, 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 Bradley Penner, an unmarried by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D. C. of record in Instrument No. 20050808-0093374 Register's Office for Davidson County, Tennessee, dated July 29, 2005 and recorded on August 08, 2005. (Value of consideration shown in aforementioned deed $90,000.00.)

Being the same property conveyed to Terminus Capital Investing, LLC, a Tennessee limited liability company by Warranty deed from Bradley Penner, married of record in Instrument No. 20220314-0029718 Register's Office for Davidson County, Tennessee, dated March 10, 2022 and recorded on March 14, 2022. (Value of consideration shown in aforementioned deed $245,000.00.) Being also known as 3401 Anderson Road 111 Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 245,700.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 4th day of April, 2022.

Rebecca Chesser
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:
3401 Anderson Road, Unit 111, 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 04/04/2022 (date of document).

Kayla Short

Affiant Signature

04/04/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 4th day of April, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

