Karen Johnson Davidson County
Batch# 846131 DEEDWARR
04/27/2022 09:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,221.37
20220427-0048351

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:
Michael Burnette and Graysan Tompkins
840 Oakwood Terrace Drive
Antioch, TN 37013

Name and address of new owner:
Michael Burnette and Graysan Tompkins
840 Oakwood Terrace Drive
Antioch, TN 37013

Map parcel number: 148 08 0 053.00

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,

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,

Michael Burnette, a single man and Graysan Tompkins, a single man, as Joint Tenants with Right of Survivorship

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

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 15th day of April, 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: Sarah Payne
Title: Auth Signer

State of AZ
County of Maricopa

Personally appeared before me, Kylie Celeste Ottney, a Notary Public in and for said County and State, Sarah Payne, 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 15th day of April, 2022.

_____
Notary Public

Printed Name: Kylie Celeste Ottney

Commission Expires:

Feb 11 2025

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596091
My Comm. Expires Feb 11, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 840 Oakwood Terrace Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 148 08 0 053.00

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section One, Oakwood Terrace of record in Plat Book 4600, Page (s) 54 and 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 47 fronts 48.41 feet on the Curving southerly margin of Oakwood Terrace Drive and runs back between lines, 153.01 feet on the westerly line and 145.47 feet on the northeasterly line, to a broken of two segments measuring 92.05 feet total thereon.

Being the same property conveyed to Earnest C. Watkins and Wife, Shirley Ann Watkins by Warranty deed from Michael Lynn Kemper and Wife, Patricia D. Kemper of record in Book 4910, page 721, Register's Office for Davidson County, Tennessee, dated June 26, 1974 and recorded on May 08, 1975.

The said Shirley Ann Watkins having died on or about June 24, 2017, leaving Earnest C. Watkins as surviving tenant in title.

Being the same property conveyed to Earnica Pinson with Earnest C Watkins, a single person, holding a life estate by Warranty deed from Earnest C Watkins, a single person of record in Instrument No. 20210616-0080941 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on June 16, 2021

The said Earnest C. Watkins having died on or about May 31, 2021, thereby extinguishing his life estate in subject property.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Earnica Pinson, a single woman of record in Instrument No. 20211101-0146048 Register's Office for Davidson County, Tennessee, dated October 23, 2021 and recorded on November 01, 2021.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

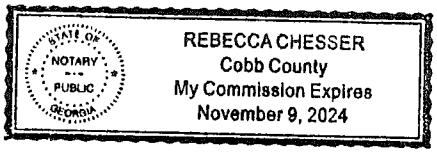
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 330,100.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 15th day of April, 2022.

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



Property address:
840 Oakwood Terrace 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 04/15/2022 (date of document).

Affiant Signature

04/15/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 15th day of April, 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

202204270048351