Karen Johnson Davidson County
Batch# 851392 DEEDWARR
05/05/2022 01:20:30 PM 5 pgs
Fees: $28.00 Taxes: $927.96
20220505-0052113

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: 063-02-0-114-00

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,

Christopher Gauger and Allison Gauger, husband and wife

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 17th 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.

Christopher Gauger

Allison Gauger

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 17th day of March, 2022, before me personally appeared Christopher Gauger and Allison Gauger, 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.

Notary Public

Printed Name: MATT DECKARD

Commission Expires:

6/18/23

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1455 Ocoee Trail, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 063-02-0-114-00

Land in Davidson County, Tennessee, being Lot No. 105 on the Map of Nawakwa Hills, Powwow Addition, Section No. 3, as of record in Book 974, Page 25, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to L & T Services, Inc, a Tennessee corporation by Warranty deed from Douglas Carter Stone and wife, Kelly L. Stone of record in Instrument No. 20080428-0043157 Register's Office for Davidson County, Tennessee, dated April 25, 2008 and recorded on April 28, 2008.

Being the same property conveyed to Christopher Gauger from L & T Services, Inc. a Tennessee Corporation by Warranty Deed in Instrument No. 20220307-0025605 Register's Office for Davidson County, Tennessee, dated February 22, 2022, and recorded March 7, 2022.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 250,800.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 17th day of March, 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:

1455 Ocoee Trail, Madison, TN 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 03/17/2022 (date of document).

Kayla Short

Affiant Signature

03/17/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 17th 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

202205050052113