Karen Johnson Davidson County
Batch# 854239 DEEDWARR
05/12/2022 11:45:30 AM 5 pgs
Fees: $28.00 Taxes: $1,677.21
20220512-0054768

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: 151090A10000CO

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,

Jarrell Dewayne Chatman and Shannon Simmons Chatman, 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 30 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.

Jarrell Dewayne Chatman

Shannon Simmons Chatman

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30 day of April, 20 22, before me personally appeared Jarrell Dewayne Chatman and Shannon Simmons Chatman, 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.

LaTonya S Smith

Notary Public

Printed Name: LaTonya S. Smith

Commission Expires: 8/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 6640 Ascot Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 151090A10000CO

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Final Plat of Long Hunter Chase, a Residential Planned Unit Development, Phase I, Section II of record in Plat Book 9700, Page 638, 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 Jarrell Dewayne Chatman, a married man by Warranty deed from Benjamin Winterman, a single man of record in Instrument No. 20171211-0126205 Register's Office for Davidson County, Tennessee, dated December 08, 2017 and recorded on December 11, 2017. (Value of consideration shown in aforementioned deed $265,000.00.)

Being the same property conveyed to Jarrell Dewayne Chatman and Shannon Simmons Chatman, husband and wife by Quitclaim deed from Jarrell Dewayne Chatman, a married man of record in Instrument No. 20171219-0129184 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 19, 2017. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 6640 Ascot Drive Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

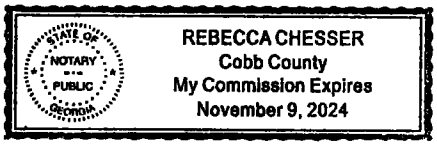
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $453,300.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 2nd day of May, 20 22.

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



Property address: 6640 Ascot 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 MAY 2, 2022 (date of document).

Kayla Short
Affiant Signature

5/2/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 2nd day of MAY, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

