Karen Johnson Davidson County
Batch# 861407 DEEDWARR
05/24/2022 08:01:30 AM 5 pgs
Fees: $28.00 Taxes: $915.75
20220524-0059881

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: 043-06-0-246-00

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 D. Martin and Christina Martin, 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 12th day of May, 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.

Christopher D. Martin

Christopher D. Martin

Christina Martin

Christina Martin

STATE OF Florida

COUNTY OF Polk

On this 12th day of May, 20 22, before me personally appeared Christopher D. Martin and Christina Martin, 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.

Nia A Hamilton who produced driver license as identification.

Notary Public

Printed Name: Nia A Hamilton

Commission Expires:

08/03/2024

HH27454

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 525 Singer Drive, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 043-06-0-246-00

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Section Six, Madison Park of record in Plat Book 4300, Page 58, 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. 171 fronts 65 feet on the Northerly side of Singer Drive and Extends back 142.2 feet on the Easterly line and 142.9 feet on the Westerly line to a dead line in rear Measuring 65 feet thereon.

Being the same property conveyed to Christopher D. Martin and Christina Martin, husband and wife by Warranty deed from David L. Martin of record in Instrument No. 20170630-0066238 Register's Office for Davidson County, Tennessee, dated June 27, 2017 and recorded on June 30, 2017. (Value of consideration shown in aforementioned deed $90,000.00.)

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)

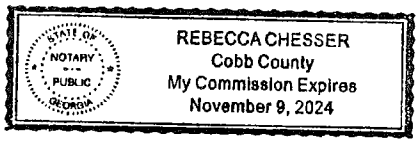
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 247,500.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 12th day of May, 2022.

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



Property address:
525 Singer Drive, 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 05/12/2022 (date of document).

Kayla Short
Affiant Signature

05/12/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 12th day of May, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

