Karen Johnson Davidson County
Batch# 863291 DEEDWARR
05/27/2022 08:44:30 AM 5 pgs
Fees: $28.00 Taxes: $1,091.87
20220527-0061613

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: 075-13-0-180-00

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,

Joel David Dunaway Jr. , a single man

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 18th day of May, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joel David Dunaway Jr.

Joel David Dunaway Jr.

STATE OF Virginia

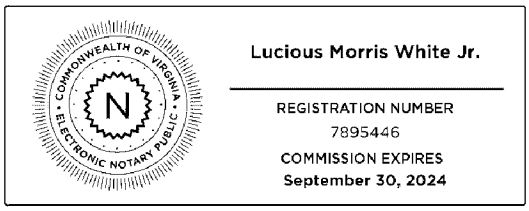
COUNTY OF Prince William

On this 18th day of May, 2022, before me personally appeared **JOEL DAVID DUNAWAY, JR.**, 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.

Lucious Morris White Jr

Notary Public

Printed Name: Lucious Morris White Jr.



Commission Expires:

09/30/2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 307 Bonnaridge Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 075-13-0-180-00

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Hermitage Hills Subdivision, Section 1, of record in Plat Book 2900, Page(s) 48 and 49, in the Register's Office for said County.

Said Lot No. 50 fronts 90.0 feet on the northerly margin of Bonnaridge Drive and extends back between lines measuring 150.0 feet on the westerly side and 154.4 feet on the easterly side to a dead line in the rear on which it measures 87.0 feet.

Being the same property conveyed to Joel D. Dunaway and wife, Mildred W. Dunaway by Warranty deed from William C. Tomlin and wife, Lera Tomlin of record in Instrument No. 20010118-0005263 Register's Office for Davidson County, Tennessee, dated January 12, 2001 and recorded on January 18, 2001. (Value of consideration shown in aforementioned deed $85,000.00.)

Being the same property conveyed to Joel David Dunaway, Junior by QuitClaim deed from Joel D. & Mildred W, Dunaway of record in Instrument No. 20070604-0065872 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 04, 2007. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 307 Bonnaridge Drive Hermitage, Tennessee 37076.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 295,100.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 18th day of May, 20 22.

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:
307 Bonnaridge Drive, Hermitage, TN 37076

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 05/18/2022 (date of document).

Kayla Short

Affiant Signature

05/18/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 18th day of May, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024