Karen Johnson Davidson County
Batch# 866948 DEEDWARR
06/03/2022 10:13:30 AM 5 pgs
Fees: $28.00 Taxes: $2,380.95
20220603-0064140

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: 160-11-0B-003-00

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,

William Parker, an unmarried 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 10th 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.

William Parker

William Parker

William Parker

STATE OF Texas

COUNTY OF Harris

On this 10th day of May, 2022, before me personally appeared **William Parker**, 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: Zahra Daniels Notary Public, State of Texas

Commission Expires: 08/03/2024

Notarized online using audio-video communication

NOTARY PUBLIC * STATE OF TEXAS *

Zahra Daniels

ID NUMBER
132602432
COMMISSION EXPIRES
August 3, 2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5429 Stone Box Lane, Brentwood, TN 37027

TAX PARCEL ID/APN (For informational purposes only): 160-11-0B-003-00

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Stone Box Creek of record in Book 6900, page 103, as amended by Surveyor's Certificate of Correction of record in Book 7048, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company by Warranty deed from Sara Lawson, a married woman and John Poole, II, a married man of record in Instrument No. 20181031-0107785 Register's Office for Davidson County, Tennessee, dated October 22, 2018 and recorded on October 31, 2018. (Value of consideration shown in aforementioned deed $351,500.00.)

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company and William Parker, an unmarried person by Quitclaim deed from JP Investment Group, LLC, a Tennessee limited liability company of record in Instrument No. 20181203-0117319 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 03, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to William Parker, an unmarried person by Quitclaim deed from JP Investment Group, LLC, a Tennessee limited liability company of record in Instrument No. 20190313-0022978 Register's Office for Davidson County, Tennessee, dated March 12, 2019 and recorded on March 13, 2019. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 5429 Stone Box Lane Brentwood, Tennessee 37027.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $643,500.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 10th day of May, 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:

5429 Stone Box Lane, Brentwood, TN 37027

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 05/10/2022 (date of document).

Kayla Short

Affiant Signature

05/10/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 10th day of May, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

