Karen Johnson Davidson County
Batch# 873844 DEEDWARR
06/17/2022 02:50:30 PM 5 pgs
Fees: $28.00 Taxes: $999.00
20220617-0069873

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:
Abigail L Murn
3401 Anderson Rd , 111
Antioch, TN 37013

Name and address of new owner:
Abigail L Murn
3401 Anderson Rd 111
Antioch, TN 37013

Map parcel number: 136-15-0B-161-00

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,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Abigail L Murn, a single person

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.

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Witness our hand this 1st day of June, 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.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Sarah Payne
Title: Auth Signer

State of AZ
County of Maricopa

Personally appeared before me, Kylie Celeste Ottney, a Notary Public in and for said County and State, Sarah Payne, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of June, 20 22.

_____
Notary Public

Printed Name: Kylie Celeste Ottney

Commission Expires:

Feb 11 2025

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596091
My Comm. Expires Feb 11, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3401 Anderson Rd, Unit 111, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 136-15-0B-161-00

Land in Davidson County, Tennessee, being Unit Number 111 on the Plan of A Horizontal Property Regime (Private Element) Phase 3, Smith Springs Townhomes, of record in Plat at Instrument No. 20020926-0117439, 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 Bradley Penner, an unmarried by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D. C. of record in Instrument No. 20050808-0093374 Register's Office for Davidson County, Tennessee, dated July 29, 2005 and recorded on August 08, 2005. (Value of consideration shown in aforementioned deed $90,000.00.)

Being the same property conveyed to Terminus Capital Investing, LLC, a Tennessee limited liability company by Warranty deed from Bradley Penner, married of record in Instrument No. 20220314-0029718 Register's Office for Davidson County, Tennessee, dated March 10, 2022 and recorded on March 14, 2022. (Value of consideration shown in aforementioned deed $245,000.00.)

Said to Scrivener's Affidavit recorded on April 05, 2022 in Instrument Number 20220405-0039223.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Terminus Capital Investing, LLC, a Tennessee limited liability company of record in Instrument No. 20220421-0046359 Register's Office for Davidson County, Tennessee, dated April 04, 2022 and recorded on April 21, 2022. (Value of consideration shown in aforementioned deed $245,700.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 270,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 1st day of June, 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:

3401 Anderson Rd, Unit 111, 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 06/01/2022 (date of document).

Kayla Short

Affiant Signature

06/01/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 1st day of June, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

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