Karen Johnson Davidson County
Batch# 884485 DEEDWARR
07/06/2022 10:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,478.15
20220706-0077820

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: 053-14-0A-023-00

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,

Latoya F Boyd, a single woman

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

Latoya F Boyd

STATE OF TENNESSEE

COUNTY OF Davidson

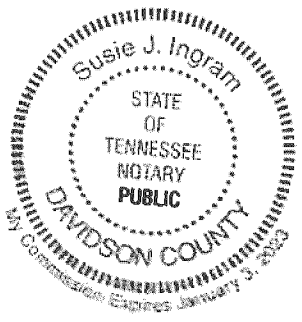
On this 19 day of April, 2022, before me personally appeared Latoya F Boyd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Susie J Ingram

Commission Expires:

01/03/2023



AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $399,500.00

AFFIANT

Subscribed and sworn to before me, this 21ST day of APRIL, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

1629 Comanche Run, Madison, TN 37115 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1629 Comanche Run, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 053-14-0A-023-00

Situated in Davidson County, Tennessee, and described as follows: Being Lot 23 on the Final Plat of the Woods at Neeley's Bend, Phase I, as of record in Book 9700, Page 928, and Second Revision in Book 9700, Page 997, and Instrument Number 20000828-0084438, Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to LaToya F. Boyd by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20120601-0047482 Register's Office for Davidson County, Tennessee, dated April 04, 2012 and recorded on June 01, 2012. (Value of consideration shown in aforementioned deed $123,000.00.) Being also known as 1629 Comanche Run Madison, Tennessee 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 4/21/22 (date of document).

Kayla Short
Affiant Signature

4/21/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 21ST day of APRIL, 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