Karen Johnson Davidson County
Batch# 890548 DEEDWARR
07/18/2022 02:36:30 PM 5 pgs
Fees: $28.00 Taxes: $1,167.72
20220718-0082142

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: 043-06-0-210-00

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,

Ramone T. Clements , 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 27th 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.

Ramone T Clements

Ramone T. Clements

STATE OF Florida

COUNTY OF Miami Dade

On this 27th day of May, 2022, before me personally appeared **Ramone T Clements**, 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.

Ann James Joseph

Notary Public

ANN JAMES JOSEPH
Notary Public - State of Florida
Commission # HH109679
Expires on March 28, 2025

Printed Name: Ann James Joseph

Commission Expires:

03/28/2025

Type of ID Produced: TN Drivers License

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 305 Becklea Drive, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 043-06-0-210-00

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 308 on the Plan of Madison Park, Section 3, of record in Plat Book 3500, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

NOTE: The Plat Book/Page is erroniously stated as Plat Book 3500, Page 103 in vesting deed and prior deeds in chain of title. The correct Plat Book/Page for Madison Park, Section 3 is Plat Book 3500, Page 104.

Being the same property conveyed to Ramone T. Clements, a single man, from Angeline H. Jones, a single person, by deed dated January 29, 2016 and recorded February 5, 2016 in Instrument No. 20160205-0011264, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $315,600.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 27th 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:

305 Becklea 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 05/27/2022 (date of document).

Kayla Short

Affiant Signature

05/27/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 27th day of May, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

