Karen Johnson Davidson County
Batch# 890985 DEEDWARR
07/19/2022 02:51:30 PM 5 pgs
Fees: $28.00 Taxes: $1,574.35
20220719-0082856

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: 164-12-0B-009-00

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,

Jessica Letrise Bryant, an unmarried 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 1st day of July, 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.

Jessica Letrise Bryant

Jessica Letrise Bryant

STATE OF Florida

COUNTY OF Duval

On this 1st day of July, 20 22, before me personally appeared Jessica Letrise Bryant, 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: Thomas L Swanson

Commission Expires:

02/13/2024

THOMAS L SWANSON
Notary Public - State of Florida
Commission # GG 958360
Expires on February 13, 2024

Signer identified by multi-factor authentication, Type of ID Produced: Driver's License

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3791 Pin Hook Road, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 164-12-0B-009-00

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Bright Pointe SP Subdivision, Phase 1A, of record in Instrument No. 20180910-0089700, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Letrise Bryant, an unmarried woman, by Special Warranty Deed from NVR. Inc.. a Virginia Corporation T/A Ryan Homes, dated July 16, 2019, and recorded July 17, 2019 in Instrument No. 20190717-0069716, Registers Office for Davidson County. Tennessee.

Parcel No. 164 12 0B 009.00

Property address: 3791 Pin Hook Road, Antioch, TN 3701

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

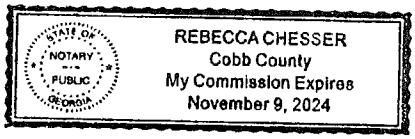
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 425,500.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 1st day of July, 20 22.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:

3791 Pin Hook Road, 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 07/01/2022 (date of document).

Kayla Short
Affiant Signature

07/01/2022
Date

State of Georgia
County of Guinnett

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