Karen Johnson Davidson County
Batch# 891841 DEEDWARR
07/21/2022 10:43:30 AM 5 pgs
Fees: $28.00 Taxes: $1,847.41
20220721-0083507

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: 097020A35000CO

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,

Madison N. Fenzel and Malaika Dahn, wife and husband

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 14 day of July, 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Madison N. Fenzel

Madison N. Fenzel

Malaika Dahn

Malaika Dahn

STATE OF Virginia

COUNTY OF Prince William

On this 14th day of July, 20 22, before me personally appeared Malaika Dahn, 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.

Sia Butler Knight

Notary Public

Printed Name: Sia Butler Knight

Commission Expires:

12/31/2022

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Sia Butler Knight

REGISTRATION NUMBER
7788342
COMMISSION EXPIRES
December 31, 2022

NOTARY PUBLIC · STATE OF FLORIDA

JACK W KOCH
Notary Public - State of Florida
Commission # HH48638
Expires on September 30, 2024

Notarized online using audio-video communication

State of Florida

County of Pasco

This foregoing instrument was acknowledged before me by means of online notarization, this 07/14/2022 by Madison N. Fenzel.

Jack W Koch

Jack W Koch

___ Personally Known OR ___✓ Produced Identification

Type of Identification Produced ___Tennessee driver's license____

202207210083507

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2617 Thicket Ridge Court, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 097020A35000CO

Land in Davidson County, Tennessee, being Lot No. 350 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4C of record in Plat at Instrument No. 20130702-0068170, 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 Madison N. Fenzel, a single man by Warranty deed from Bryson Anderson and Melanie Anderson, husband and wife of record in Instrument No. 20181221-0124470 Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 21, 2018.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

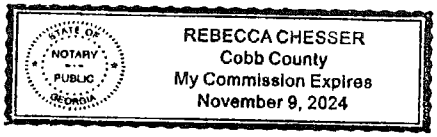
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 499,300.00

AFFIANT

Subscribed and sworn to before me, this 14th day of July, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:

2617 Thicket Ridge Court, Hermitage, TN 37076

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 07/14/2022 (date of document).

Kayla Short

Affiant Signature

07/14/2022

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 14th day of July, 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