Karen Johnson Davidson County
Batch# 903254 DEEDWARR
08/15/2022 11:15:30 AM 5 pgs
Fees: $28.00 Taxes: $1,688.31
20220815-0092380

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: 053140A00400CO

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,

Seth Wilson, 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 7 day of August, 20 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Seth Wilson

Seth Wilson

STATE OF Nevada

COUNTY OF Douglas

On this 7th day of August, 20 2022, before me personally appeared Seth Wilson, 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.

Lisa Vocelka

Lisa Vocelka

Notary Public

Printed Name: Lisa Vocelka

Commission Expires:

05/31/2026

Lisa Vocelka
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 10-2014-5
Expires May 31, 2026

Notarial act performed by audio-video communication.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1604 Comanche Run, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 053140A00400CO

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of The Woods of Neeley's Bend, Phase I, a Planned Unit Development, as of record in Plat Book 9700, Page 928, as revised in Plat Book 9700, Page 997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Seth Wilson, a single man, having acquired title incorrectly as a married man, by Warranty deed from James E. Crague, Jr., a married man, dated September 11, 2015 and recorded September 15, 2015 in Instrument No. 20150915-0093671, 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 $ 456,300.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 7th day of August, 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:

1604 Comanche Run, 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 8/10/22 (date of document).

Kayla Short
Affiant Signature

8/10/22
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 10TH day of AUGUST, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

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