Karen Johnson Davidson County
Batch# 915846 DEEDWARR
09/13/2022 10:01:30 AM 5 pgs
Fees: $28.00 Taxes: $1,291.67
20220913-0102055

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: 164070A12700CO

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,

Prince A. Morgan and Karen A. Morgan , husband and wife,

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 9th day of September, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Prince A. Morgan

Karen A. Morgan

STATE OF TENNESSEE

COUNTY OF Davidson

On this 9th day of September, 2022, before me personally appeared Prince A. Morgan and Karen A. Morgan, 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.

Tanya Stafford

Notary Public

Printed Name: Tanya Stafford

Commission Expires:

2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1940 Brookshine Port, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 164070A12700CO

Land situated in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 89, as Shown on plat for Harvest Grove, Section Two, of record as Instrument No. 20140529-0046065, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Prince A. Morgan and Kareen A. Morgan, husband and wife, by Warranty Deed from BMCH Tennessee, a Delaware Limited Liability Company, dated May 29, 2015 and recorded June 3, 2015 in Instrument No. 20150603-0051662, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

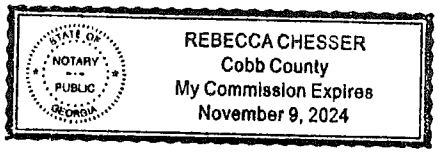
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 349,100.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 9TH day of SEPTEMBER, 20 22.

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



Property address:
1940 BROOKSHINE PORT, 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 09-09-2022 (date of document).

Affiant Signature

09-09-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 9TH day of SEPTEMBER, 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