Karen Johnson Davidson County
Batch# 933718 DEEDWARR
10/26/2022 09:32:30 AM 5 pgs
Fees: $28.00 Taxes: $1,418.21
20221026-0115848

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: 098050A06700CO

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,

Andrew James Davis and Catherine Ashley Guinn Davis , husband and wife, tenants by the entirety

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 25th day of October, 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.

Andrew James Davis

Andrew James Davis

Catherine Ashley Guinn Davis

Catherine Ashley Guinn Davis

STATE OF Virginia

COUNTY OF Loudoun

On this 25th day of October, 20 22, before me personally appeared Andrew **James Davis and Catherine Ashley Guinn Davis**, 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: Gloria Asare

Commission Expires:

12/31/2024

Registration No: 7901547

Notarized online using audio-video communication

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 736 Hallcrest Court, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 098050A06700CO

Being Lot No. 31, on the Plan of Section Two, Hampton Hall, of record in Plat Book 9700, Page 662, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Andrew James Davis and wife, Catherine Ashley Guinn Davis by Warranty deed from Capital Journey, LLC, dated February 6, 2009 and recorded February 11, 2009 in Instrument No. 20090211-0011891, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

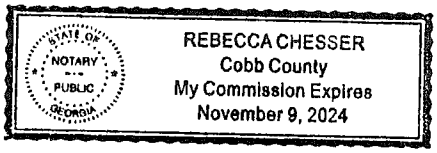
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 383,300.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 25th day of October, 2022.

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



Property address:

736 Hallcrest 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 10/25/2022 (date of document).

Kayla Short

Affiant Signature

10/25/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 25th day of October, 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

202210260115848