Karen Johnson Davidson County
Batch# 943716 DEEDWARR
11/22/2022 09:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,055.61
20221122-0123526

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: 175020B10500CO

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,

Kevin T Jones and Sabrina Jones, 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 14th day of November, 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.

Kevin T Jones

Kevin T Jones

Sabrina Jones

Sabrina Jones

STATE OF Texas

COUNTY OF Brazoria

On this 14th day of November, 20 22, before me personally appeared Kevin T Jones and Sabrina Jones, 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.

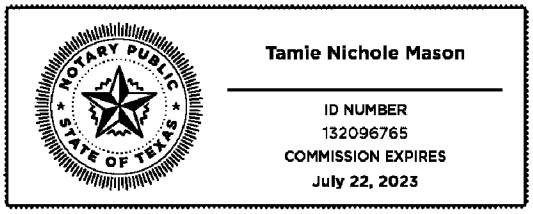
Tamie Nichole Mason

Notary Public

Printed Name: Tamie Nichole Mason

Commission Expires:

07/22/2023



Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1561 Sprucedale Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 175020B10500CO

Land in the First Civil District of Davidson County, Tennessee, being all of Unit No. 4304, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322-0028759, and as further amended by Instrument No. 20140207-0011094, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of lot.

Being the same property conveyed to Kevin T. Jones and Sabrina Jones, husband and wife, from Ole South Properties, Inc., a Tennessee Corporation, dated June 13, 2016 and recorded June 24, 2016, in Instrument No. 20160624-0064508, 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 $ 285,300.00

AFFIANT

Subscribed and sworn to before me, this 21st day of november, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
1561 Sprucedale Drive, Antioch, TN 37013 (Davidson

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 11/21/22 (date of document).

Kayla Short
Affiant Signature

11/21/22
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 21st day of november, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

