Karen Johnson Davidson County
Batch# 950430 DEEDWARR
12/12/2022 01:38:30 PM 5 pgs
Fees: $28.00 Taxes: $1,206.57
20221212-0128950

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: 053060B12800CO

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,

**Justin M. Skelton, an unmarried 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 7th day of December, 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.

Justin M. Skelton

Justin M. Skelton

STATE OF Texas

COUNTY OF Brazoria

On this 7th day of December, 20 22, before me personally appeared Justin M. Skelton, 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

NOTARY PUBLIC STATE OF TEXAS

Tamie Nichole Mason

ID NUMBER
132096765
COMMISSION EXPIRES
July 22, 2023

Notarized online using audio-video communication

# EXHIBIT A

Legal Description

STREET ADDRESS: 1849 Merritt Street, Old Hickory, TN 37138

COUNTY: Davidson

CLIENT CODE: 494987

TAX PARCEL ID/APN: 053060B12800CO

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 149 on the Plan of Phase 4B, Waterford, of record in Plat Book 7900, Page 770, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Justin M. Skelton, an unmarried man, from Sadie Saldana, an unmarried woman, dated May 18, 2018 and recorded May 21, 2018 in Instrument No. 20180521-0048354, Register's Office for Davidson County, Tennessee.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Real Property Records of Davidson County, Tennessee.

# AFFIDAVIT OF VALUE

STATE OF GEORGIA )

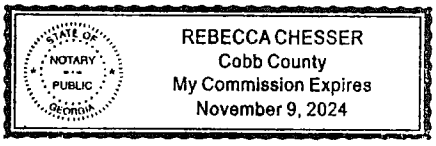
COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $326,100.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 7th day of December, 20 22 .

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




Property address:
1849 Merritt Street, Old Hickory, TN 37138

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 December 7, 2022 (date of document).

Kayla Short
Affiant Signature

12/7/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 7th day of December, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

