Karen Johnson Davidson County
Batch# 954471 DEEDWARR
12/22/2022 12:32:30 PM 5 pgs
Fees: $28.00 Taxes: $1,587.30
20221222-0132154

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: 164-08-0C-119-00

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,

Heidtmann Oppong, a married individual and Yaw Fosu Dwamena, a married individual, as tenants in common with the right of survivorship

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.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

Witness our hand this 21 day of December, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Heidtmann Oppong

Yaw Fosu Dwamena

STATE OF TENNESSEE

COUNTY OF Davidson

On this 21 day of Dec, 2022, before me personally appeared Heidtmann Oppong Yaw Fosu Dwamena, 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.

LaTonya S. Smith

Notary Public

Printed Name: LaTonya S. Smith

Commission Expires:

8/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3856 Swan Ridge Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 164-08-0C-119-00

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

Land in Davidson County, Tennessee, being Lot No. 87, as shown on the map entitled Section Three, Hamilton Chase, of record in Instrument Number 20070517-0059303, Surveyor's Certificate of Correction in Instrument Number 20070529-0063683 and in Instrument Number 20070723-0087046, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Heidtmann Oppong and Yaw Fosu Dwamena, as tenants in common with the right of survivorship, from George Adams, III and wife, Lasonya Adams, dated July 23, 2020 and recorded July 28, 2020 in Instrument No. 20200728-0082667, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

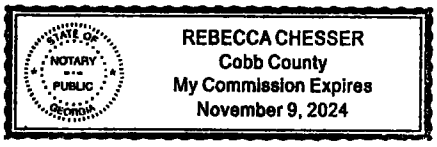
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 429,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 21st day of December, 20 22.

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



Property address: 3856 Swan Ridge Drive, 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 December 21, 2022 (date of document).

Kayla Short
Affiant Signature

12/21/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 21st day of December, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

