Karen Johnson Davidson County
Batch# 984431 DEEDWARR
03/24/2023 11:10:30 AM 5 pgs
Fees: $28.00 Taxes: $1,263.55
20230324-0021500

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: 151100A25700CO

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,

Christopher T. Smith and Maria T. Armstrong, 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 16th day of March, 20 23, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Christopher T. Smith

Christopher T. Smith

Maria T. Armstrong

Maria T. Armstrong

STATE OF Virginia

COUNTY OF Hampton

On this 16th day of March, 20 23, before me personally appeared Christopher T Smith and Maria T Armstrong, 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: Dalarrian Featherston

Commission Expires:

03/31/2025

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC

Dalarrian Featherston

REGISTRATION NUMBER
7938299
COMMISSION EXPIRES
March 31, 2025

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 7379 Ole Nottingham Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 151100A25700CO

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Phase Three, Villages of Long Hunter, PUD as shown by plat of record in Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher T. Smith and Maria T. Armstrong-Smith, husband and wife by Warranty deed from Steven R. Braun and Tara L. Braun of record in Instrument No. 20140707-0059387 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 07, 2014.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

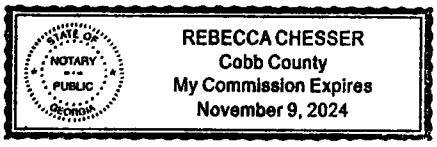
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 341,500.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 17th day of March, 20 23.

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



Property address:
7379 Ole Nottingham 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 March 16, 2023 (date of document).

Kayla Short
Affiant Signature

3/17/2023
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 17th day of March, 20 23,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

