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

Karen Johnson Davidson County
Batch# 1031775 DEEDWARR
07/28/2023 08:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,303.88
20230728-0058248

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: 150-02-0-455-00

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,

Michael Russell , a single 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 26 day of July, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael Russell

Michael Russell

STATE OF TENNESSEE

COUNTY OF Davidson

On this 26 day of July, 2023, before me personally appeared Michael Russell, 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:

8/27/23

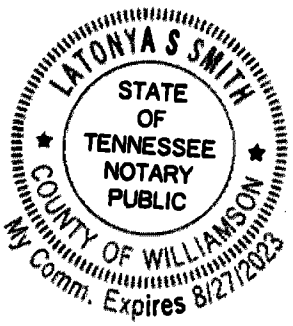


EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3040 Brantley Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 150-02-0-455-00

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Percy Priest Meadows Addition Section 1 of record in Plat Book 6900, Page 513, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Russell, a single man by Warranty deed from Mohammad Anwar and Marijhan Anwar, husband and wife of record in Instrument 20200715-0077572, Register's Office for Davidson County, Tennessee, dated 7/10/2020 and recorded on 7/15/2020.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

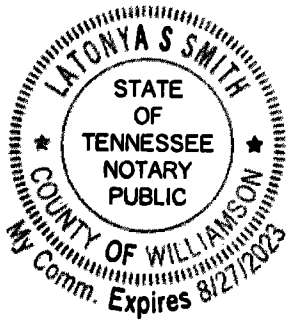
COUNTY OF Davidson county

The actual consideration (or value, whichever is greater) for this transfer is $352,400.00.

Michael Russell
AFFIANT

Subscribed and sworn to before me, this 26 day of July, 2023.

LaTonya S Smith
NOTARY PUBLIC
My Commission Expires:
8/27/23



Property address: 3040 Brantley Drive, Antioch, TN 37013

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, 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 July 26, 2023 (date of document).

Robynn Miller

Affiant Signature

7-26-2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 26th day of July, 20 23,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024