Karen Johnson Davidson County
Batch# 1091411 DEEDWARR
01/22/2024 10:15:30 AM 5 pgs
Fees: $28.00 Taxes: $920.93
20240122-0003002

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 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85288

Map parcel number: 149150B00300CO

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 G. Gray and Mashon M. Gray, husband and wife,

the Grantors 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 10th day of January, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Justin G. Gray

Justin G. Gray

Mashon M. Gray

Mashon M. Gray

STATE OF Virginia

COUNTY OF Loudoun

On this 10th day of January, 20 24, before me personally appeared Justin G. Gray and Mashon M. Gray, 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.

Electronic Notary Public

Notary Public

Printed Name: Gloria Asare

Commission Expires:

12/31/2024

Commission #: 7901547

Notarized online using audio-video communication

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1515 Bridgecrest Drive, Unit 204, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 149150B00300CO

Land in Davidson County, Tennessee, being all of Unit No. 204, on the Cambridge Forest Townhomes, as shown by Plat appearing of record in Instrument No. 20040224-0020966, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said units.

Being the same property conveyed to Justin Gray, unmarried and James Gray and Doris Gray, husband and wife, by Warranty Deed from The Craig Company of record in Instrument No. 20071102-0129634, Register's Office for Davidson County, Tennessee, dated October 24, 2007 and recorded on November 02, 2007.

The said James Gray aka James Arnold Gray, Jr., died on October 14, 2009 vesting Doris Gray as the surviving tenant.

The said Doris Gray aka Doris Senola Gray died on March 14, 2013. See Affidavit of Heirship recorded in Instrument No. 20220412-0041970.

Being the same property conveyed to Justin G. Gray and Mashon M. Gray by Quitclaim Deed from Carla Heath, Karen Gray Sheffield, Leslie Fields, James A. Gray, III, Jeffrey Gray, and Kelli Gray, heirs of Doris Gray of record in Instrument No. 20220412-0041971 Register's Office for Davidson County, Tennessee, dated April 04, 2022 and recorded on April 12, 2022.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 248,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF GA

COUNTY OF Gwinnett

Sworn to before me this 10th day of January, 20 24.

Notary Public
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property Address: 1515 Bridgecrest Drive, Unit 204, 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 1/10/2024 (date of document).

Robynn Miller

Affiant Signature

1/10/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 10th day of January, 2024,

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