Karen Johnson Davidson County
Batch# 1121183 DEEDWARR
04/10/2024 10:36:30 AM 5 pgs
Fees: $28.00 Taxes: $1,036.00
20240410-0025418

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: 173050A16700CO

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,

William D. Childers, 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 5th day of April, 20 24, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William D. Childers

William D. Childers

STATE OF Florida

COUNTY OF Seminole County

On this 5th day of April, 2024, before me personally appeared William D. Childers, 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.

Type of Identification produced: Tennessee Driver License

Notary Public

Printed Name: Xiomara J Giannelli

Commission Expires:

07/21/2024

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH 153
Expires on July 21, 2024

Notarized remotely online using communication technology via Proof.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1803 Shaylin Loop, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 173050A16700CO

Certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 167 (One Hundred Sixty Seven) on the Plan of Barnes Crossing, Phase 1, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument No. 20050721-0084791, and re-recorded in Instrument No. 20050805-0092480 and as Amended of record in Instrument No. 20051114-0136938 and amended in Instrument No. 20071227-0147998, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of located and description of said lot.

Being the same property conveyed to William D. Childers, a single man by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20081002-0100280 Register's Office for Davidson County, Tennessee, dated September 29, 2008 and recorded on October 2, 2008.

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 $ 280,000.00 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 5th day of April, 20 24.

Notary Public
My Commission Expires:

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

Property Address: 1803 Shaylin Loop, 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 April 5, 2024 (date of document).

Affiant Signature

April 5, 2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 5th day of April, 20 24,

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