This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-214733

Karen Johnson Davidson County
Batch# 374935 DEEDWARR
03/19/2020 11:15:30 AM 5 pgs
Fees: $28.00 Taxes: $481.37
20200319-0030389

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400 Duluth, GA 30096
Tel. 770-497-9100

**Send tax bills to:**
Opendoor Property Trust I, a Delaware statutory trust
1 Post St. Floor 11
San Francisco, CA 94104

**Name and address of new owner:**
Opendoor Property Trust I, a Delaware statutory trust
1 Post St. Floor 11
San Francisco, CA 94104
Map parcel number: 034-05-0A-047.00-CO
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,

**Krystal Y. Mckenney, a single woman**

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, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Krystal Y. Mckenney

Krystal Y. Mckenney

**STATE OF TENNESSEE**

**COUNTY OF** SUMNER

On this 16th day of March, 2020, before me personally appeared Krystal Y. McKenney, 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.

Mary C. Bakey

Notary Public

MARY C BAKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Printed Name: Mary C. Bakey

Commission Expires:

4/18/23

**EXHIBIT A**

STREET ADDRESS: 536 Thomas Jefferson Circle, Madison, TN 37115

COUNTY: Davidson

CLIENT CODE: OD-NAS-214733

TAX PARCEL ID/APN: 034-05-0A-047.00-CO

Land in Davidson County, Tennessee, being Unit No. 47 on the Plan of Monticello Manor of record in Plat Book 6250, Page 551, 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 Krystal Y. McKenney, an unmarried woman by Warranty deed from Julie Sumrall Cochran, married of record in Instrument No. 20100506-0034738 Register's Office for Davidson County, Tennessee, dated April 30, 2010 and recorded on May 06, 2010.

AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF GWINNETT )

The actual consideration (or value, whichever is greater) for this transfer is $ 130,100.00

AFFIANT – Jaime Hill

Subscribed and sworn to before me, this 18th day of March, 2020.

NOTARY PUBLIC
My Commission Expires:

KRISTA MURPHY NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES JUNE 25, 2021

Property address:
5536 Thomas Jefferson Circle, Madison, TN 37115

## True Copy Certification

I, Krista Murphy, do hereby make oath that I am ~~a licensed attorney and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature: Krista Murphy

State of GEORGIA
County of GWINNETT

Personally appeared before me, Melanie Bibb, a notary public for this county and state, Krista Murphy, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

**MELANIE BIBB**
**Notary Public - Georgia**
**Gwinnett County**
**Expires 03/21/2022**