Karen Johnson Davidson County
Batch# 379416 DEEDWARR
03/30/2020 12:44:30 PM 5 pgs
Fees: $28.00 Taxes: $719.28
20200330-0033947

This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-214062

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: 136-15-0B-070.00CO
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,

Jordan Lucas, sole heir of Howard E. Lucas, III, a married man joined by his wife, Saran K. Lucas

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 25 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.

Jordan Lucas

Jordan Lucas

Saran K. Lucas

Saran K. Lucas

STATE OF TENNESSEE

COUNTY OF Davidson

On this 25 day of March, 20 20, before me personally appeared Jordan Lucas & Saran K. Lucas, 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.

Carol DiGiore

Notary Public

Printed Name: Carol DiGiore

Commission Expires:

5-2-22

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
May 2, 2022

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $ 194,400.00

AFFIANT – Jaime Hill

Subscribed and sworn to before me, this 25th day of March, 2020.

NOTARY PUBLIC
My Commission Expires:

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

Property address:

3401 Anderson Road
Unit 70
Antioch, TN 37013

EXHIBIT A

STREET ADDRESS: 3401 Anderson Road, Unit 70, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: OD-NAS-214062

TAX PARCEL ID/APN: 136-15-0B-070.00CO

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of a Horizontal Property Regime (Private Element), Phase 2, Smith Springs Townhomes, Revision 1 of record in Instrument 200106290068937, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Howard E. Lucas, III, unmarried by Warranty deed from Artis I. Flowers, unmarried of record in Instrument No. 20060417-0043080 Register's Office for Davidson County, Tennessee, dated April 07, 2006 and recorded on April 17, 2006. Howard E. Lucas AKA Howard E. Lucas III died on December 8, 2018 and his estate was entered into probate in case no. 20P302 in the Seventh Circuit for Davidson County, Tennessee, Probate Division. See also Affidavit of Heirship Instrument No. 20190130-0008903, in Register's Office for Davidson County, Tennessee.

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