This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 223911

Karen Johnson Davidson County
Batch# 466252 DEEDWARR
08/28/2020 11:48:30 AM 5 pgs
Fees: $28.00 Taxes: $667.11
20200828-0097878

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 Fl 11
San Francisco, CA 94104

**Name and address of new owner:**
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1 Post St Fl 11
San Francisco, CA 94104
Map parcel number: 163050B10600CO
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,

**Richard M Jones, 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 13TH day of August, 20 20, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard M Jones

**STATE OF TENNESSEE**

**COUNTY OF** DAVIDSON

On this 13TH day of AUG, 20 20, before me personally appeared RICHARD M JONES, 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.

Notary Public

Printed Name: CHRISTOPHER PETERSEN

Commission Expires:

NOV 8 2022

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

# EXHIBIT A

For Information purposes only - Street Address: 5170 Hickory Hollow Parkway, Unit 212, Antioch, TN 37013

County: Davidson

File Number: 223911

Tax Parcel ID/APN: 163050B10600CO

Land in Davidson County, Tennessee, being Unit 106 on the Plan of Mill Park (Formerly Hickory Hollow Townhomes), Phase II, a Horizontal Property Regime (Private Element) of record in Plat at Instrument No. 20000706-0066999, 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 Richard M. Jones, a married man by Quitclaim deed from Richard M. Jones and Carrie Lea Jones, formerly known as Carrie L. Kester, husband and wife who acquired title as unmarried individuals of record in Instrument No. 20130128-0008747 Register's Office for Davidson County, Tennessee, dated September 29, 2012 and recorded on January 28, 2013.

BEING the same property conveyed to  by Warranty Deed from of record in Deed  in the Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF GWINNETT )

The actual consideration (or value, whichever is greater) for this transfer is $180,300.00

AFFIANT - Melanie Bibb
OS National LLC, a Georgia limited liability company

Subscribed and sworn to before me, this 13 day of AUGUST, 2020.

NOTARY PUBLIC
My Commission Expires:

BRITTNIE LEE JONES NOTARY PUBLIC JACKSON COUNTY EXPIRES GEORGIA 06-13-2022

Property address:

5170 Hickory Hollow Pkwy

Unit 212

Antioch, TN 37013

Certificate of Authenticity

I, Cora Casper, do hereby make oath that I am a licensed attorney and/or 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 Cora Casper

State of Georgia

County of Gwinnett

Personally appeared before me, Cora Casper, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22

Notary's Seal:

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