This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 229485

Karen Johnson Davidson County
Batch# 524519 DEEDWARR
12/03/2020 03:19:30 PM 5 pgs
Fees: $28.00 Taxes: $843.97
20201203-0140782

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 Street Floor 11
San Francisco, CA 94104

**Name and address of new owner:**
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1 Post Street Floor 11
San Francisco, CA 94104
Map parcel number: 135140A00100CO
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,

**Meghan Palik, an unmarried 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(s) this 16 day of Nov, 20 20.

Meghan Aileen Palik

Meghan Palik

**STATE OF** Florida

**COUNTY OF** Palm Beach

On this 16th day of November, 20 20, before me personally appeared Meghan Aileen Palik, 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's (or persons') free act and deed.

Scott B. Smith

Notary Public

SCOTT B. SMITH
Notary Public - State of Florida
Commission # GG 974168
Expires on March 30, 2024

Printed Name: Scott B. Smith

Commission Expires:

03/30/2024

Notarized online using audio-video communication

Exhibit "A"

Land in Davidson County, Tennessee, being Lot Number 1 on the Plan of Pinnacle Point, Phase One, of record in Plat Book 6900, Page 116, Register's Office for Davidson County, Tennessee, to which plan specific reference is made for a more complete description.

Being the same property conveyed to Meghan Palik, unmarried by Warranty deed from Divania S. Sinor, married of record in Instrument No. 20171030-0111228 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on October 30, 2017.

AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF Walton )

The actual consideration (or value, whichever is greater) for this transfer is $229,102

Affiant – Ralph Tune

Subscribed and sworn to before me, this 16th day of November, 2020

NOTARY PUBLIC
My Commission Expires:

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address:

707 Piccadilly Row
Antioch, TN 37013

Certificate of Authenticity

I, Cynthia Brown, 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.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, 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