Karen Johnson Davidson County
Batch# 547931 DEEDWARR
01/06/2021 10:31:30 AM 5 pgs
Fees: $28.00 Taxes: $799.20
20210106-0002398

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 229900

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: 049120A03700CO
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,

Nicole V. Anthony, a married woman, joined by her spouse Charles J. Anthony, III, 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 02 day of Jan, 2021.

x Nicole Anthony
Nicole V. Anthony

x Charles J. Anthony 3rd
Charles J. Anthony, III

STATE OF TENNESSEE

COUNTY OF Davidson

On this 02 day of Jan, 2021, before me personally appeared Nicole V. Anthony and Charles J. Anthony, III, 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.

Notary Public

Printed Name: Louis N Ogiemudia SR

Commission Expires:
09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

For Information purposes only - Street Address: 1544 Emerald Bay Boulevard, Whites Creek, TN 37189

County: Davidson

File Number: 229900

Tax Parcel ID/APN: 049120A03700CO

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of The Final Plat of Prestwick Place of record in Plat at Instrument No. 20040723-0088164, 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 Nicole V. Anthony and husband Charles J. Anthony, III by Warranty deed from Ricky Earps of record in Instrument No. May 23, 2006 Register's Office for Davidson County, Tennessee, dated May 19, 2006 and recorded on 20060523-0060572. (Value of consideration shown in aforementioned deed $115,500.00.)

Being the same property conveyed to Nicole V. Anthony by Quitclaim deed from Charles J. Anthony III of record in Instrument No. 20061128-0146853 Register's Office for Davidson County, Tennessee, dated November 28, 2006 and recorded on November 28, 2006. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1544 Emerald Bay Boulevard Whites Creek, Tennessee 37189.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual consideration (or value, whichever is greater) for this transfer is $216,000.00

AFFIANT

Subscribed and sworn to before me, this 2nd day of January , 20 21 .

NOTARY PUBLIC
My Commission Expires:
10/26/24



Property address:

1544 Emerald Bay Boulevard
Whites Creek, TN 37189

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