Prepared By:
Charles Chacko
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 300966
Re: 234837

Cross Reference, **Case/Docket No. 17D-1149**
Map No./ Parcel No.: 150140B04900CO

Send tax bills to:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
4560 Hamilton Lane
Antioch, TN 37013

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
4560 Hamilton Lane
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 578958 DEEDQC
02/25/2021 02:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210225-0024128

Map parcel number: 150140B04900CO

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STATE OF TN
COUNTY OF RUTHERFORD

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero dollars and no/100 ($0.00), 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,

I, Frances B. Frelix f/k/a Frances B. Mustapha, an unmarried woman, by these presents do hereby quitclaim and convey unto Gbewa Mustapha, a married man, their heirs, successors and assigns, all our right, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Final Plat of Hamilton Church Subdivision, Phase II of record in Plat at Instrument No. 20070425-0049479, 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 Gbewa Mustapha, a married man by Warranty deed from John T. Gregath and Kay Gregath, husband and wife of record in Instrument No. 20110927-0074533 Register's Office for Davidson County, Tennessee, dated September 23, 2011 and recorded on September 27, 2011. (Value of consideration shown in aforementioned deed $174,900.00.) Being also known as 4560 Hamilton Lane Antioch, Tennessee 37013.**

**By execution of this Deed, the Grantors hereby certify that the terms and conditions of that certain Final Decree of Divorce by and between the Gbewa Mustapha and Frances B. Frelix f/k/a Frances B. Mustapha, in the Circuit Court of Davidson County Tennessee Case/Docket No. 17D-1149, and any Marital Settlement Agreement between the Grantors pertaining to the property described herein have been full satisfied and complied with and the Grantors do hereby release, remise, exonerate and discharge the property described herein from the lien, operation, force and effect of said Final Decree of Divorce and any Marital Settlement Agreement between the Grantors.**

Witness our hand this 6 day of February, 2021, the party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Frances B. Frelix f/k/a Frances B. Mustapha

STATE OF TN
COUNTY OF Rutherford

The foregoing instrument was acknowledged before me this 6 day of Feb, 2021, by Frances B. Frelix f/k/a Frances B. Mustapha.

LaTonya S Smith
NOTARY PUBLIC

Print Name: LATONYA S SMITH
My Commission Expires: 8/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

The actual consideration for this transfer is $25,000.00 in accordance with the marital settlement agreement within Final Decree of Divorce by and between the Gbewa Mustapha and Frances B. Frelix f/k/a Frances B. Mustapha, in the Circuit Court of Davidson County Tennessee Case/Docket No. 17D-1149.

Subscribed and sworn to before me this 6 day of February, 2021.

Frances B. Frelix f/k/a Frances B. Mustapha

My commission expires: 8/27/2023 LaTonya S Smith
(Affix Seal) Notary Public

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

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**