Karen Johnson Davidson County
Batch# 588886 DEEDWARR
03/10/2021 02:53:30 PM 5 pgs
Fees: $28.00 Taxes: $878.01
20210310-0031717

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 235090

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
410 N Scottsdale Rd Ste. 1600
Tempe, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste. 1600
Tempe, AZ 85281
Map parcel number: 15006011000
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,

Erica Chapman, a single 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 24 day of Feb, 20 21.

Erica Chapman
Erica Chapman

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 24th day of Feb, 20 21, before me personally appeared Erica Chapman, 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: Virgil Riley

Commission Expires:

10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

EXHIBIT A

MORE COMMONLY KNOWN AS: 3104 Towne Village Road, Antioch, TN 37013

TAX PARCEL ID/APN: 15006011000

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section One, Towne Village of the Country of record in Plat Book 5200, Page (s) 55 and 56, 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 Erica Chapman and Armond Hunter, joint tenants by Warranty deed from Richard L. Owens, Jr., unmarried and Tera M. Tanner, unmarried, as joint tenants with the right of survivorship of record in Instrument No. 20140627-0056712 Register's Office for Davidson County, Tennessee, dated June 23, 2014 and recorded on June 27, 2014. (Value of consideration shown in aforementioned deed $114,400.00.)

Being the same property conveyed to Erica Chapman, a single woman by Quitclaim deed from Erica Chapman and Armond Hunter, joint tenants of record in Instrument No. 20180123-0006896 Register's Office for Davidson County, Tennessee, dated January 19, 2018 and recorded on January 23, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 3104 Towne Village Road Antioch, Tennessee 37013.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF Walton)

The actual consideration (or value, whichever is greater) for this transfer is $237,300.00

Affiant - Ralph Tune

Subscribed and sworn to before me, this 26th day of February , 20 21 .

NOTARY PUBLIC
My Commission Expires:
8/20/2024

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address: 3104 Towne Village Road
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