Karen Johnson Davidson County
Batch# 669945 DEEDWARR
07/02/2021 08:17:30 AM 5 pgs
Fees: $28.00 Taxes: $1,162.91
20210702-0089695

This instrument prepared by and (MAIL) instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Opendoor Property J LLC, a Delaware Limited Liability Company
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

Name and address of new owner:
Opendoor Property J LLC, a Delaware Limited Liability Company
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85281

Map parcel number: 052040C05800C0

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,

Kelly McCroskey-Thomas f/k/a Kelly McCroskey-Flourney n/k/a Kelly Denise McCroskey, an unmarried woman

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Opendoor Property J LLC, a Delaware Limited Liability Company,

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 30th day of June, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kelly Denise McCroskey

Kelly McCroskey-Thomas f/k/a Kelly McCroskey-Flourney
n/k/a Kelly Denise McCroskey

STATE OF Texas

COUNTY OF Collin

On this 30th day of June, 2021, before me personally appeared Kelly Denise McCroskey, 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: Akbar Ahmed

Commission Expires:

05/22/2024

NOTARY PUBLIC STATE OF TEXAS

Akbar Ahmed

ID NUMBER
132491775
COMMISSION EXPIRES
May 22, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 704 Gilead Court, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 052040C05800C0

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Ravenwood of record in Plat at Instrument No. 20001211-0121554, 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 Kelly McCroskey-Floureny, a single person by Warranty deed from Allen Earps of record in Instrument No. 20011023-0115447 Register's Office for Davidson County, Tennessee, dated October 19, 2001 and recorded on October 23, 2001. (Value of consideration shown in aforementioned deed $110,722.00.)

Being the same property conveyed to Kelly McCroskey-Thomas, married by Quitclaim deed from Kelly McCroskey-Flourney n/k/a Kelly McCroskey-Thomas of record in Instrument No. 20040427-0047809 Register's Office for Davidson County, Tennessee, dated April 19, 2004 and recorded on April 27, 2004. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 704 Gilead Court, Madison, Tennessee 37115.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF Walton)

The actual consideration (or value, whichever is greater) for this transfer is $314,300.00

Affiant - Ralph Tune

Subscribed and sworn to before me, this 30th day of JUNE , 2021 .

NOTARY PUBLIC
My Commission Expires:
8/20/2024

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address: 704 Gilead Court, Madison, TN 37115

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