Karen Johnson Davidson County
Batch# 792363 DEEDWARR
01/18/2022 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,391.20
20220118-0006917

Prepared by and return to:
Charles Chacko
OS National LLC
2170 Satellite Blvd. Suite 200
Duluth, GA 30097
770-497-9100
This document is prepared as an incidental service to the issuance of a title insurance policy.

File Number: 393929
Parcel Number: 150120A00100CO

(Space Above This Line For Recording Data)

CORPORATE WARRANTY DEED

This Indenture made this 29th **day of** December, **20** 21, between OPENDOOR PROPERTY TRUST I, a Delaware statutory trust whose post office address is: 410 N SCOTTSDALE RD # 1600, TEMPE, AZ 85281, existing under the laws of the State of Delaware, Grantor, and Mariam Mikhail, a single woman, whose post office address is: 3716 Huntingboro Trail, Antioch, TN 37013 , GRANTEE,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed to the said Grantee forever, the following described land, situate, lying and being in the County of Davidson, State of TN, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 604 ON THE PLAN OF FINAL P.U.D PLAN, PHASE II, SOMERSET OF RECORD IN PLAT BOOK 6900, PAGE 734, 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 KEVIN EPPS, UNMARRIED BY WARRANTY DEED FROM WILLIAM J. CRAIG, MARRIED AND WIFE, GLORIA CRAIG OF RECORD IN INSTRUMENT NO. 20021114-0140948 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 04, 2002 AND RECORDED ON NOVEMBER 14, 2002. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $145,000.00.).

BEING THE SAME PROPERTY CONVEYED TO OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST BY WARRANTY DEED FROM KEVIN EPPS AND LARAI R. EPPS, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20210728-0101511 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 23, 2021 AND RECORDED ON JULY 28, 2021. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $339,700.00.) BEING ALSO KNOWN AS 3716 HUNTINGBORO TRAIL ANTIOCH, TENNESSEE 37013.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 150120A00100CO

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

Witnesses:

Witness Printed Name: Yvonne Van Damme

Witness Printed Name: Jacob Norgord

Opendoor Property Trust I, a Delaware Statutory Trust
By: Opendoor Labs Inc., as Trust Manager

By: _____
Name: Blake Hardy
Title: Authorized Signer

(Corporate Seal)

State of Arizona

County of Maricopa

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization this 29th day of December, 2021, by Blake Hardy as authorized signer of OPENDOOR PROPERTY TRUST I, a Delaware statutory trust. He/she is personally known to me or has produced driver's license as identification.

Notary Public
Printed Name: Zyrion Lee
My Commission Expires: 01-15-2025

(Seal)

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 376,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 29th day of December, 2021.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

3716 Huntingboro Trail, Antioch, TN 37013

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 29th, 2021 (date of document).

Kayla Short

Affiant Signature

December 29th, 2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 29th day of December, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

