Karen Johnson Davidson County
Batch# 810415 DEEDWARR
02/23/2022 03:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,452.25
20220223-0020700

This instrument prepared by and (MAIL)
instrument may be returned to:
Charles Chacko
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: 053090B06800CO

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,

Brittany Thompson and Marquise Thompson, wife and husband

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 10th day of February, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Brittany Thompson

Brittany Thompson

Marquise Thompson

Marquise Thompson

STATE OF Florida

COUNTY OF Saint Johns

On this 10th day of February, 2022, before me personally appeared Brittany Thompson; Marquise Thompson, 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.

Identification(s) verified using Tennessee driver license(s).

Notary Public

Printed Name: Jaclyn Cariveau

Commission Expires:

04/14/2024

Notarized online using audio-video communication

JACLYN CARIVEAU
Notary Public - State of Florida
Commission # GG978765
Expires on April 14, 2024

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 392,500.00

AFFIANT

Subscribed and sworn to before me, this 11th day of FEBRUARY, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

1677 Cumberland Station Boulevard, Madison, TN 37115 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1677 Cumberland Station Boulevard, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 053090B06800CO

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Section Two, Cumberland Station at Wilson Camp of record in Plat at Instrument No. 20020903-0105967, 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 Brittany Thompson and Marquise Thompson, wife and husband by Warranty deed from Leo J. Barrociere of record in Instrument No. 20151203-0121870 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 03, 2015. (Value of consideration shown in aforementioned deed $159,000.00.) Being also known as 1677 Cumberland Station Boulevard Madison, Tennessee 37115.

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 2/11/22 (date of document).

Kayla Short
Affiant Signature

2/11/22
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 11TH day of FEBRUARY, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

