Karen Johnson Davidson County
Batch# 816876 DEEDWARR
03/07/2022 01:41:30 PM 5 pgs
Fees: $28.00 Taxes: $1,441.15
20220307-0025765

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 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: 16413015200

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,

Judy G Devine , 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 this 18th day of January, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Judy G. Devine

Judy G Devine

ALABAMA (LMF)

STATE OF ~~TENNESSEE~~

COUNTY OF Elmore

On this 18th day of January 20 22, before me personally appeared Judy G. Devine, 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.

Lynn M Fox

Notary Public

Printed Name: Lynn M Fox

Commission Expires:

6/8/22

LYNN M. FOX
MY COMMISSION EXPIRES
JUNE 8, 2022
NOTARY PUBLIC
STATE OF ALABAMA

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5712 Murphywood Crossing, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 16413015200

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Final Plat of Asheford Crossing, Section Three, a Planned Unit Development of record in Plat Book 9700, Page 545, 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 Linda Devine, unmarried, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States of record in Instrument No. 20080229-0020238 Register's Office for Davidson County, Tennessee, dated February 28, 2008 and recorded on February 29, 2008. (Value of consideration shown in aforementioned deed $1,43,571.00.)

Said Linda Devine became deceased on January 23, 2021, filed for Probate in Docket No. 21P357, Chancery Court of Davidson County, Tennessee Bret Devine, Administrator of the Estate of Linda Joy Devine, deceased.

Being the same property conveyed a one-half (1/2) undivided interest to Judy G. Devine and a one-half (1/2) undivided interest to Charles Frank Devine by Quitclaim Deed from Charles Bret Devine, Administrator of the Estate of Linda Joy Devine, deceased, of record in Instrument No. 20211015-0139201 Register's Office for Davidson County, Tennessee, dated October 04, 2021 and recorded on October 15, 2021.

Being the same property conveyed to Judy G. Devine by Quitclaim Deed from Charles Frank Devine of record in Instrument No. 20211019-0140277 Register's Office for Davidson County, Tennessee, dated October 07, 2021 and recorded on October 19, 2021. (Value of consideration shown in aforementioned deed $1.00.)

Being also known as 5712 Murphywood Crossing, Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 389,500.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 18th day of January, 2022.

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:

5712 Murphywood Crossing, 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 January 18th, 2022 (date of document).

Kayla Short

Affiant Signature

January 18th, 2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 18th day of January, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

