Karen Johnson Davidson County
Batch# 831988 DEEDWARR
03/30/2022 02:46:30 PM 5 pgs
Fees: $28.00 Taxes: $1,186.96
20220330-0037080

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: 042-08-0-047-00

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,

Sabrina Johnson, an unmarried 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 19th day of March, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sabrina Johnson

Sabrina Johnson

STATE OF Virginia
Chester
COUNTY OF Chesterfield

On this 19th day of March, 2022, before me personally appeared **Sabrina Johnson**, 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.

Shawn Douglas Cofield

Notary Public Electronic Notary Public

Printed Name: Shawn Douglas Cofield

Commission Expires:

02/29/2024

COMMONWEALTH OF VIRGINIA • N • ELECTRONIC NOTARY PUBLIC

Shawn Douglas Cofield

REGISTRATION NUMBER
7891870
COMMISSION EXPIRES
February 29, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 409 Amquiwood Court, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 042-08-0-047-00

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Heritage Place Subdivision of record in Plat Book 5200, Page 628, 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 Sabrina Johnson, a single woman by Warranty deed from Vernon McGlothin married AKA Vernon B. McGlothin of record in Instrument No. 20090707-0063541 Register's Office for Davidson County, Tennessee, dated July 01, 2009 and recorded on July 07, 2009.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

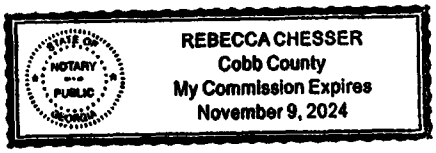
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 320,800.00

AFFIANT

Subscribed and sworn to before me, this 22ND day of MARCH, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:

409 Amquiwood Court, Madison, TN 37115 (Davidson)

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 3/22/22 (date of document).

Kayla Short
Affiant Signature

3/22/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 22ND day of MARCH, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

