Karen Johnson Davidson County
Batch# 877911 DEEDWARR
06/24/2022 03:58:30 PM 5 pgs
Fees: $28.00 Taxes: $954.60
20220624-0072846

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: 034-09-0-156-00

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,

Robert Michael Probst, a single man

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

Robert Michael Probst

Robert Michael Probst

STATE OF Florida

COUNTY OF Seminole County

On this 16th day of June, 2022, before me personally appeared **Robert Michael Probst**, 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.

Type of Identification produced: Tennessee Driver License

Notary Public

Printed Name: Xiomara J Giannelli

Commission Expires:

07/21/2024

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH153
Expires on July 21, 2024

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 258,000.00

AFFIANT

Subscribed and sworn to before me, this 16TH day of JUNE, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

415 Janette Court, Goodlettsville, TN 37072 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 415 Janette Court, Goodlettsville, TN 37072

TAX PARCEL ID/APN (For informational purposes only): 034-09-0-156-00

Being Lot 20 on the plan of Gateway, Section 2, as of record in Plat Book 3300, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert Michael Probst, a single man, from Robert Michael Probst, a single man, and Hazel Probst, a single woman, Joint Tenants with the Right of Survivorship, by Quit Claim deed dated September 21, 2021 and recorded March 11, 2022 in Instrument No. 20220311-0028893, Register's Office for Davidson County, Tennessee.

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 6/16/22 (date of document).

Kayla Short

Affiant Signature

6/16/22

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 16TH day of JUNE, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

