Karen Johnson Davidson County
Batch# 938363 DEEDWARR
11/07/2022 08:39:30 AM 5 pgs
Fees: $28.00 Taxes: $1,131.09
20221107-0119340

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: 150-08-0-070-00

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,

Amanda Brockman, a single woman and Thomas Brockman, an unmarried man as joint tenants with rights of survivorship,

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 3rd day of November, 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.

Amanda Brockman

Amanda Brockman

Thomas Brockman

Thomas Brockman

STATE OF Florida

COUNTY OF Seminole County

On this 3rd day of November, 20 22, before me personally appeared Thomas Brockman Amanda Brockman, 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 Licenses

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

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1108 Sebetha Court, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 150-08-0-070-00

Land in Davidson County, Tennessee, being Lot No. 490 on the Final P.U.D. Plan Section Five Towne and Village of The Country, of record in Book 6250, Pages 783 and 784, Register's Office for Davidson County, Tennessee.

Said Lot No. 490 fronts 32.00 feet, 33.98 feet and 18.01 feet on the Easterly margin of Sebetha Court and extends back between unparallel lines, the Northerly line measuring 119.76 feet, the Southerly line measuring 120.07 feet to a rear line on which it measures 54.50 feet thereon.

Further being the same property conveyed to Amanda Brockman, a single person and Thomas Brockman, a single person, as joint tenants with rights of survivorship by Quitclaim deed from Thomas Brockman, dated June 26, 2019 and recorded June 26, 2019 in Instrument No. 20190626-0062012, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 305,700.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 3rd day of November, 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: 1108 Sebetha Court, 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 11/3/2022 (date of document).

Kayla Short

Affiant Signature

11/3/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 3rd day of November, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

