Karen Johnson Davidson County
Batch# 1017079 DEEDWARR
06/21/2023 08:10:30 AM 5 pgs
Fees: $28.00 Taxes: $1,323.49
20230621-0046898

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: 15009002700

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,

Jacqueline Thibault, 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 13th day of June, 20 23, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jacqueline Sue Thibault

Jacqueline Thibault

STATE OF Virginia

Notarized online using audio-video communication

COUNTY OF Virginia beach

On this 13th day of June, 20 23, before me personally appeared Jacqueline Thibault, 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.

Nisza Almira Dapon Mallari

Notary Public 7938003

Printed Name: Nisza Almira Dapon Mallari

Commission Expires: Virginia beach, Virginia

09/30/2025

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Nisza Almira Dapon Mallari

REGISTRATION NUMBER
7938003
COMMISSION EXPIRES
September 30, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2924 Walnut Crest Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 15009002700

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Section One Forest View Park of record in Plat Book 3700, Page 109 and 110, 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 Jacqueline Thibault, a married woman by Warranty deed from Shelley D. McCorkle, unmarried and Alexander M. McCorkle, unmarried of record in Instrument No. 20170711-0069554 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 11, 2017.

Being the same property conveyed to Jacqueline Thibault, an unmarried woman by Quitclaim deed from Jacqueline Thibault, an unmarried woman who took title as a married woman, of record in Instrument No. 20220407-0040152 Register's Office for Davidson County, Tennessee, dated March 26, 2022 and recorded on April 07, 2022.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 357,700.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF GA

COUNTY OF Gwinnett

Sworn to before me this 13th day of June, 2023.

Notary Public
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, 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 6/13/2023 (date of document).

Robynn Miller

Affiant Signature

6/13/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 13th day of June, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024