Karen Johnson Davidson County
Batch# 1028546 DEEDWARR
07/20/2023 09:12:30 AM 5 pgs
Fees: $28.00 Taxes: $906.87
20230720-0055855

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: 02606001800

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,

Roger Rochelle, a married 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.

The property described herein is not now, nor has it ever been, the primary residence/ homestead of the owner or the owner's spouse or dependent child, if any.

Witness our hand this 14th day of July, 2023.

Roger Rochelle

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Regina C. Hockett, a Notary Public in and for said County and State, Roger Rochell, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of July, 2023

Notary Public

Printed Name: Regina C. Hockett

My Commission Expires: 3/3/2026

REGINA C. HOCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 102 Butleigh Court, Goodlettsville, TN 37072

TAX PARCEL ID/APN (For informational purposes only): 02606001800

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Resubdivision of Windsor Green, Phase I, Section I, Lots 1-18, of record in Book 6250, Page 374, said Register's Office and described further as:

Said Lot No. 18, being a corner lot, fronts 109.05 feet on the Northerly margin of Windsor Trace and fronts 15.94 feet on the Westerly margin of Butleigh Court, said frontages being joined by a curve measuring 56.85 feet; the Northerly line of said lot extends 100 feet and intersects the Northerly line which measures 30.92 feet thereon.

Being the same property conveyed to Darrell L. Dixon and Theresa L. Mangrum both unmarried by Warranty deed from Jennie Sue Young, unmarried of record in Instrument No. 20001009-0100031 Register's Office for Davidson County, Tennessee, dated October 03, 2000 and recorded on October 09, 2000.

Being the same property conveyed to Maximum Property Corporation, Trustee for the Dixon Family Trust dated October 22, 2004 by Warranty deed from Darrell L. Dixon and wife, Theresa L. Mangrum Dixon of record in Instrument No. 20041027-0129079 Register's Office for Davidson County, Tennessee, dated October 22, 2004 and recorded on October 27, 2004.

Being the same property conveyed to Top Notch Properties, LLC by Quitclaim deed from Maximum Property Corporation, Trustee for the Dixon Family Trust dated October 22, 2004 of record in Instrument No. 20121018-0095825 Register's Office for Davidson County, Tennessee, dated October 10, 2012 and recorded on October 18, 2012.

Being the same property conveyed to Rochelle Insurance Agency LLC, a Tennessee limited liability company by Quitclaim deed from Top Notch Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20200923-0109366 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020.

Being the same property conveyed to Roger Rochelle by Quitclaim deed from Rochelle Insurance Agency LLC, a Tennessee limited liability company of record in Instrument No. 20230719-0055752 Register's Office for Davidson County, Tennessee, dated July 14th, 2023 and recorded on July 19th, 2023.

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 $ 245,100.00 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 14th day of July, 2023.

Notary Public
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property Address: 102 Butleigh Court, Goodlettsville, TN 37072

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 7/14/2023 (date of document).

Robynn Miller

Affiant Signature

7/14/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 14th day of July, 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